

**Rider to Agreement of Sale**  
between Meherwan R Sherwood, Buyer(s)

and  
**CalAtlantic Homes of Texas, Inc., Seller**

Net Effect  
as of Change Order Number 12 and Customer Selection Version 4 Order By Option Number

**Highland Glen - 65's - 05486010000**

Date Printed: September 07, 2016  
Lot Address: 2008 PLEASANT SPRINGS LANE  
Pearland, TX 77089  
Lot: 4409  
Plan/Elev: GRAHAM, 1-STORY ATT-2773 (D)  
Swing: Right

Prepared By: Terri Cadoree  
Contract Date: September 04, 2016  
Estimated Close: October

Option Number	Color/Location	Quantity	Description	Extended Price
				\$0.00
A100502	Kristi thetford /	1	Panache feature level	\$100.00
A105005	Ebony /	1	Stain stair rails as noted   *dc to add color selection   monarch stain	\$0.00
A111020	/	1	Construction requirement   inland 2 windstorm   **highland glen**	\$1,585.00
A113001	/	1	Study w/ 2-2068 doors (not   french) @ living room location	\$32,610.00
A115006	/	1	Bonus room w/ media room	\$1,499.00
A116894	/	1	Mud-in shower pan w/ 4" curb   ilo shower base @ master bath   *no change in size*	\$2,680.00
A117902	/	1	3' garage extension	\$6,030.00
A119110	/	1	Covered patio @ rear	\$955.00
A119155	/	1	Brick front porch pavers	\$2,025.00
A122807	/	1	Bay window @ master bedroom	\$195.00
A122816	/	1	Box window @ breakfast area	\$75.00
A123801	Ebony /	1	Upgrade 1 front door color   ebony, walnut or jacobean	\$300.00
A130527	Garage /	1	Water line for future icemaker   garage or util. state location	\$900.00
A131355	/	1	Pre-plumb drain/gas/elec/water   for future outdoor kit(must've   cov pat)see rendering for loc	\$420.00
A131706	/	1	Mirado undermount (209)   stainless steel kitchen sink	\$3,270.00
A132002	/	1	Wet bar at bonus room (tresca   top & 4" tresca splash)   must select a115006	\$130.00
A160004	See data smart /	2	110 electrical recepticle	\$360.00
A160010	See rendering / 2-garage/1-wet bar	3	Separate gfi recepticle	\$215.00
A160252	/ patio	1	Ceiling fan prewire & switch	\$230.00
A160256	Patio / brown	1	Ext c-fan w/ light (opl tear)   must purchase prewire a160252   ***check plan & builder***	\$345.00
A160705	Brushed nickel / see rendering	3	Pendant light e1 - p5108   w/prewire & switch - specify   color, qty, & location on ne	\$130.00
A160713	See rendering /	1	Extra coach light for up b, c,   d or e fixtures	\$910.00
A160734	See rendering / family/bonus	7	Recessed can light (extra)	\$755.00
A166814	/	1	Wrought iron spindles & wood   rails up to but not including   2nd floor	\$330.00
A190007	/ cooktop	1	Wall cabinet bump-up/out   may modify layout; only avail   where ceiling height allows	\$330.00
A190009	/ cooktop	1	Base cabinet bump-out with   angled fluted filler   *at kitchen sink or cooktop*	\$375.00
A190019	/ see rendering	1	9" base pull-out spice rack   ilo std cabinet   may modify layout	\$390.00
A190021	/ see rendering	1	Base drawer bank ilo standard   cabinet (sizes 12/15/18/21/24)   may modify layout	\$610.00
A190022	/ see rendering	1	Base drawer bank ilo standard   cabinet (sizes 30/36)   may modify layout	\$575.00
A190028	See rendering / wet bar	1	Wine rack ilo same size cab   wr3018/wr3614/wr1830/wr1436   *note selection on net eff*	\$250.00
A190199	Kit island / raleigh white	1	Two different cabinet   style/colors at kitchen   *must purch higher level of 2*	\$600.00
A190200	/	1	Cabinet finish - espresso   (must also select desired   group level )	\$1,140.00
A192008	Raleigh featherstone /	1	Vanity cabinet e   master bath	\$295.00
A192026	Classic espresso /	1	Vanity cabinet d   bath 2	\$75.00
A192036	Classic espresso /	1	Vanity cabinet d   bath 3	\$370.00
A192254	Aspen / espresso /	1	Wet bar cab c   (must purch wet bar opt)	\$7,150.00
A194015	Raleigh blk fox /	1	42" e alternate kitchen cabs   **must select alt appliances**	\$1,383.00
A200355	See data smart /	1383	Technology upgrades-prewire   items only (see separate spec   sheet for details) prewires	\$567.00
A210297	See wbs veo / cooktop cutout fee	567	Countertop upgrades	\$0.00
A215119	/	1	Brick rear	\$0.00
A215170	/	1	Brick entry walls   (per print only)	\$0.00
A215405	/	1	Driftwood shingle color   (color selection only)	\$0.00

Buyer's Initials

Buyer's Initials

*Builders Choice (BCI)*

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				\$875.00
A220249	/	125	Additional sq foot of flatwork   (cost per sq ft of flatwork) 125 sq ft. at rear patio	\$735.00
A285220	/	1	Laundry option 1 - whirlpool   washer wtw5000dw   white	\$335.00
A285263	/	1	Venthood better   stainless jv536	\$300.00
A285403	/	1	Microwave(bi) better/best   stainless peb9159	\$2,900.00
A285583	/	1	Refrigerator best french   stainless gfe26   external water/ ice	\$200.00
A285843	/	1	Oven 27" better   stainless jk3000	\$505.00
A286176	/	1	Cooktop gas better   stainless jgp333	\$0.00
A290100	/	1	Sod rear yard   for std size lots only	\$3,010.00
A290400	/	1	Full yard sprinkler system   for std size lots only	\$0.00
ZDE74409	/	1	Deconflict	\$0.00
ZLE74409	/	1	Lot check	

**Customer Selections**

**Value**

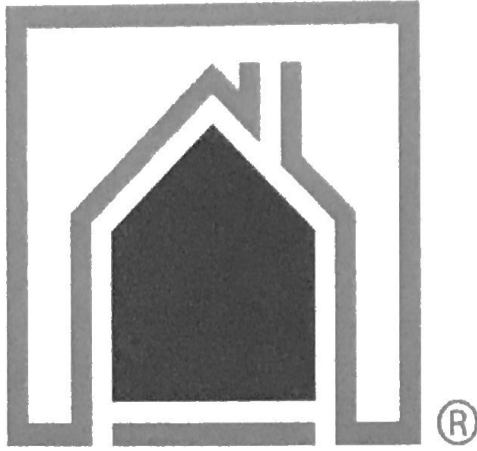
#13:  
body/garage-pavillion  
beige (7512), trim-sandy  
ridge (7535),  
6 panel  
Blanco chopped  
4â€ -10â€  
Bn/alabaster/espresso  
Brookshire (464)  
Moderate white  
Moderate white  
\* see wbs veo  
\* see wbs veo  
\* see wbs veo  
\* see wbs veo  
\* standard  
Standard  
\* standard  
Throughtout  
Utility  
\* see wbs veo

**Description**

Exterior: sherwin-williams paint schemes (effective 1/01/14)  
  
Interior: front door  
Exterior: natural stone - level 1  
  
Interior: fan at master, family, gameroom/loft  
Exterior: hanson brick - as of 12/11/14  
Interior: color: ceiling  
Interior: color: wall  
Bath 2: group 1 tile & grout surround  
Bath 3: group 1 tile & grout surround  
Master bath: group 1 tile & grout surround  
Utility: group 1 tresca countertop  
: chateau plumbing fixtures  
: dishwasher - better  
: std drop in kitchen sink  
: elongated commodes  
: 220v outlet at utility  
Kitchen/breakfast: group 1 granite countertop

Buyer's Initials

Buyer's Initials



**eic** | COMFORT HOME

A CLEAR RESULT COMPANY

# WARRANTY

(A limited warranty)

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This is to certify that your home located at

2008 Pleasant Springs Lane

Pearland, TX 77089

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Date 3/22/2016

Degree Days 2407

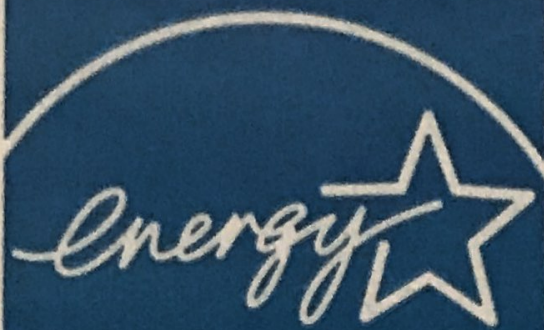
Cooling Hours 2809

Warranted Energy Usage 8735 KWH 41.5 MCF

Air Changes per Hour \_\_\_\_\_

Heating Contractor \_\_\_\_\_

The Warranty is provided by EIC and not Ryland Homes. Ryland Homes shall have no obligation or liability to owner for any claims made pursuant to this warranty.



ENERGY STAR

# CERTIFIED NEW HOME

Address:

2008 Pleasant Springs Lane  
Pearland, TX 77089

Built by:

CalAtlantic Homes

Verified by:

CLEAResult

Date:

March 22, 2016

ENERGY STAR® for Homes Version Number:

Version 3

Optional information:

HERS Index: 55

This home has been independently verified to meet EPA's strict  
guidelines for energy efficiency.

Learn more at [energystar.gov](http://energystar.gov)



# ENERGY STAR® CERTIFIED NEW HOME

ENERGY STAR

**Builder Name:** CalAtlantic Homes  
**Permit Date/Number:** 8601-4409  
**Home Address:** 2008 Pleasant Springs Lane  
 Pearland, TX 77089

**Rating Company:** CLEAResult  
**Rater Identification Number:** 1998-184  
**Rating Date:** March 22, 2016  
**Version:** Version 3

## Standard Features of an ENERGY STAR Certified New Home

Your ENERGY STAR certified new home has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

### Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high performance windows to deliver improved comfort and lower utility bills.



Air Infiltration Test: **3.6 ACH50**

Primary Insulation Levels:

Ceiling: **R-30**      Floor: **R-0**  
 Wall: **R-15**      Slab: **R-0**

Primary Window Efficiency:

U-Value: **0.35**      SHGC: **0.23**

### Water Management System

A comprehensive package of water management system features to protect roofs, walls, and foundations.



Flashing, drainage planes, and site grading to move water from the roof to the ground and then away from the home.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home.

Management of moisture levels in building materials during construction.

### Heating, Cooling, and Ventilation System

A high efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.



Total Duct Leakage:  
**112 CFM25 per 100 sq. ft.**

Duct Leakage to the Outdoors  
**112 CFM25 per 100 sq. ft.**

Primary Heating (System Type \* Fuel \* Efficiency):  
**Furnace \* Natural Gas \* 80 AFUE**

Primary Cooling (System Type \* Fuel \* Efficiency):  
**Central AC \* Other \* 16 SEER**

### Energy-Efficient Lighting and Appliances

Energy-efficient products to help reduce utility bills, while providing high-quality performance.

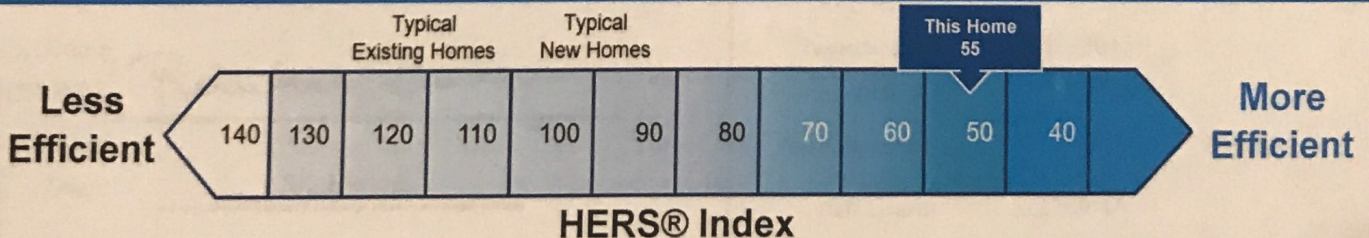


ENERGY STAR Qualified Lighting **80%**

ENERGY STAR Qualified Appliances and Fans:

**Refrigerators:** 0  
**Ceiling Fans:** 1  
**Dishwashers:** 1  
**Exhaust Fans:** 1

Primary Water Heater (System Type \* Fuel \* Efficiency)  
**Tankless \* Natural Gas \* 0.82 EF**



This certificate provides a summary of the major energy efficiency and other construction features that contribute to this home earning the ENERGY STAR, including its Home Energy Rating System (HERS) Index, as determined through independent inspection and verification performed by a trained professional. The Home Energy Rating System is a nationally-recognized uniform measurement of the energy efficiency of homes.

Note that when a home contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes may be certified to earn the ENERGY STAR using the sampling protocol, whereby only one home is randomly selected from a set of homes for representative inspections and testing. In such cases, the features found in each home within the set are intended to meet or exceed the values presented in this certificate. The actual values for your home may differ, but offer equivalent or better performance. This certificate was printed using the ENERGY STAR Label Printing Tool (version 4.8).

Learn more at [www.energystar.gov/homefeatures](http://www.energystar.gov/homefeatures)

## RYLAND WARRANTY PROGRAM

Ryland Homes provides a comprehensive, industry based new home warranty program for you. Please refer to your "Ryland Homes Homebuyer's Guide" for specific information and performance guidelines. <http://www.ryland.com/homeowner-resources.html>

### Coverage During Year One:

- Warrantable deficiencies in workmanship or materials. Examples: Roofing, brick, windows, drywall, ceramic tile.
- Major Systems (A/C, Heating, Plumbing, Electrical) and devices such as faucets, outlets, switches and light fixtures.
- Appliances: 1-800-GE-CARES
- Major Structural Components. Specifically includes foundations, structural framing, lintels, and other load bearing elements.

**\*\*NOTE\*\*** Driveways, sidewalks, separate porches, fences, landscaping (trees, sod, and shrubs) and some other components are specifically not warrantable.

### Coverage During Year Two:

- Limited Warranty: Major Systems (A/C, Heating, Plumbing, Electrical). Coverage does not apply to devices such as faucets, outlets, switches and light fixtures.
- Major Structural Components

### Coverage During Years 3-10:

- Major Structural Components
- Optional: Carrier 10 year non-transferable parts warranty if registered by Homeowner at [www.carrier.com](http://www.carrier.com)

### SCHEDULING SERVICE & REPAIRS

*It is suggested to limit warranty submissions to three (3) times within your first year (with the exception of emergencies). Suggested submission times are 30 days after settlement, 4 months after settlement and 11 months after settlement. All warranty submissions must be submitted in writing to:*

Ryland Homes Customer Service Dept.  
5353 W. Sam Houston Pkwy N. #100  
Houston, TX 77041

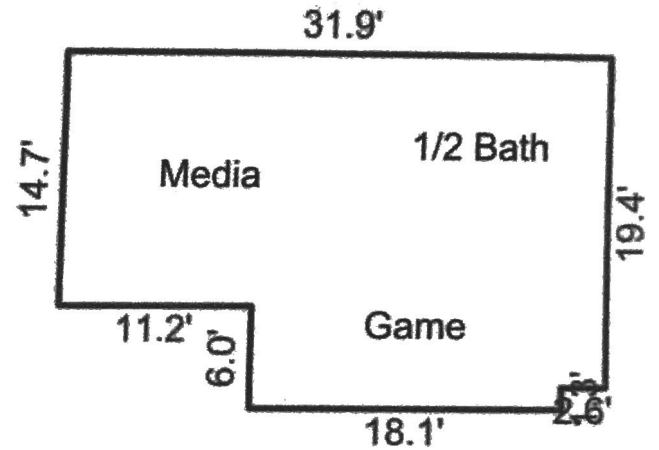
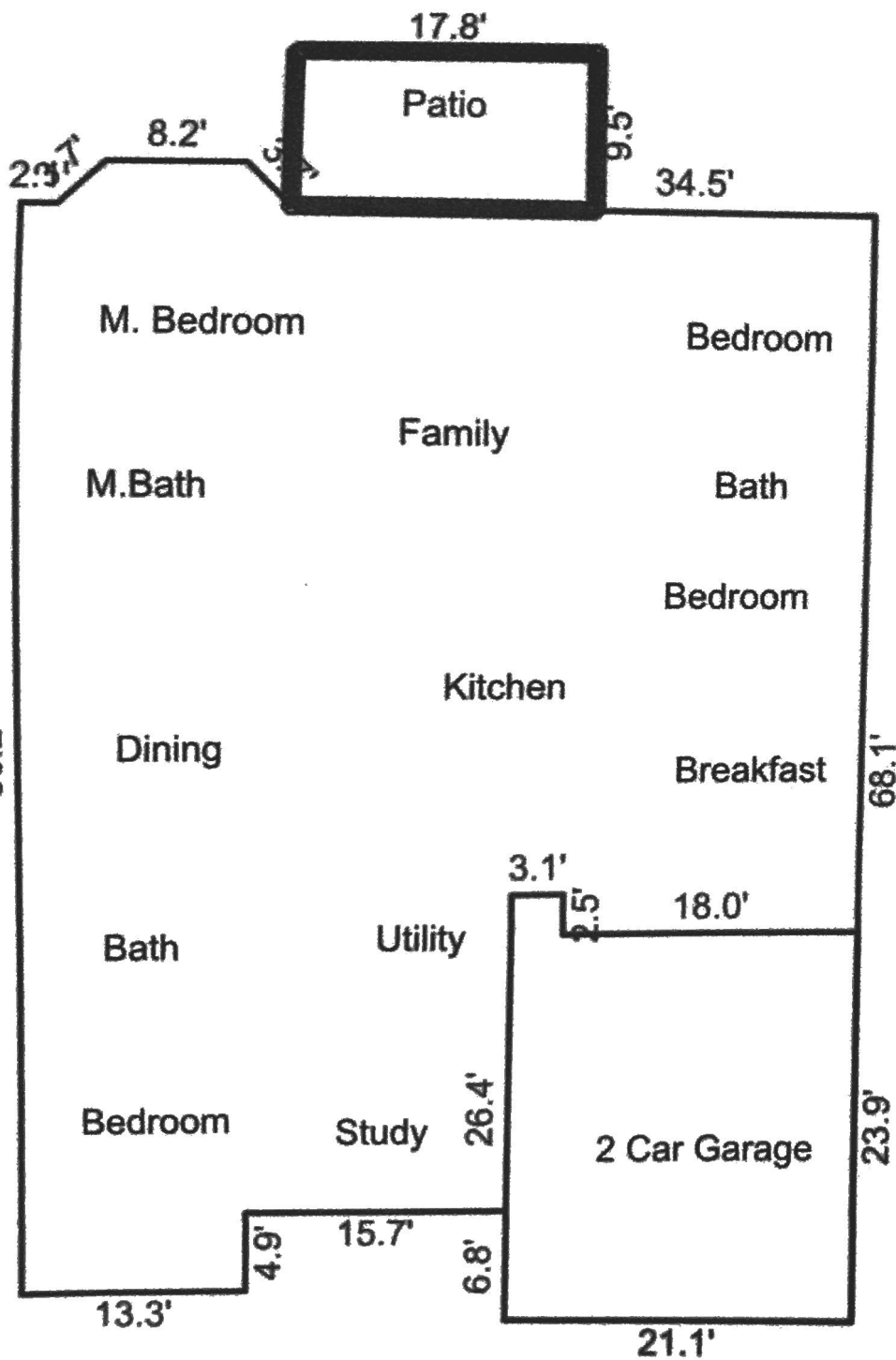
EMAIL

→ [Cservice.houston@ryland.com](mailto:Cservice.houston@ryland.com)

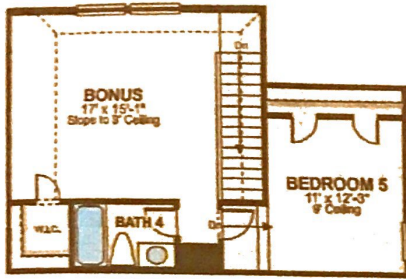
713-856-2850 (tele)

713-856-2888 (fax)

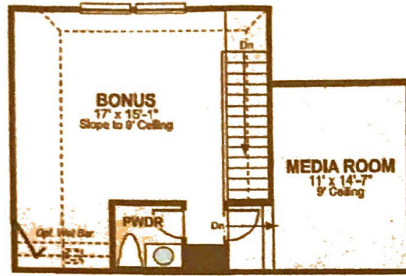
All appointments & repairs are scheduled between 8am and 5pm, Monday through Friday.



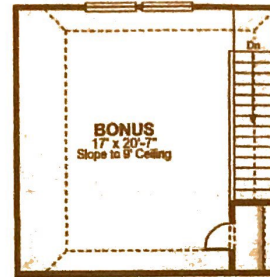
# Graham



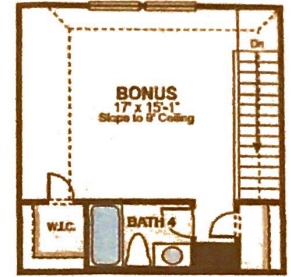
**OPT. BEDROOM 5  
W/ BATH 4**



**OPT. MEDIA ROOM**



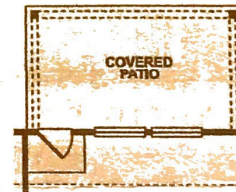
**OPT. SECOND FLOOR**



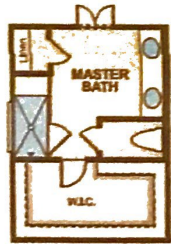
**OPT. BATH 4**



**OPT. BAY WINDOW**



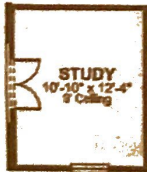
**OPT. COVERED PATIO**



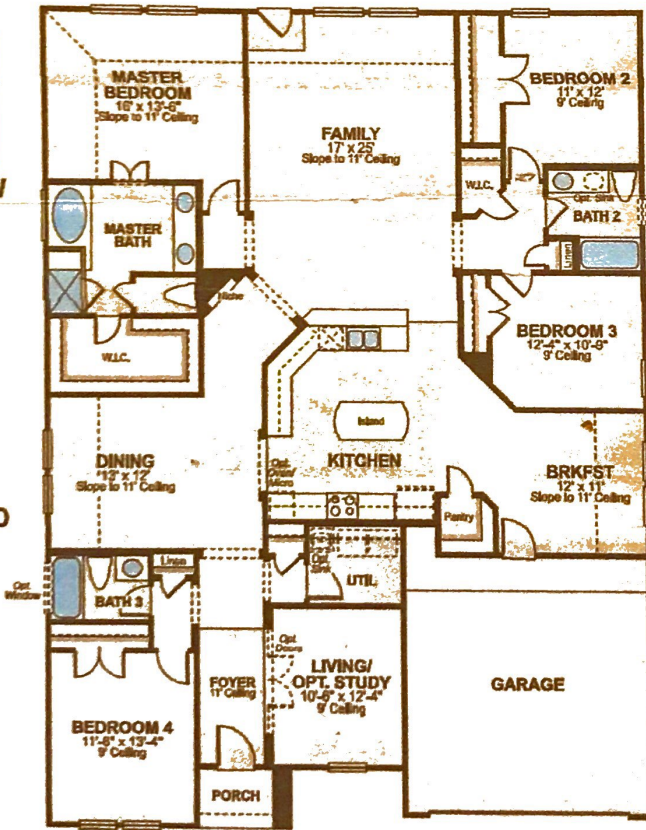
**OPT. OVERSIZED  
SHOWER**



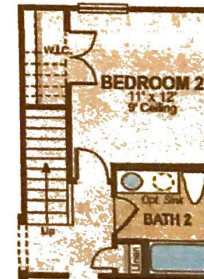
**OPT. FIREPLACE**



**OPT. STUDY**



**FIRST FLOOR**



**STAIRS TO  
OPT. BONUS ROOM**



**OPT. BOX WINDOW  
AT BREAKFAST**



12/03/2014

Plans, specifications, included features, available options and elevations are subject to change without notice. All dimensions and square footages are approximate. Renderings are artist conceptions. See Sales Counselor for details and available options. Plans are the copyrighted property of Ryland Homes. A limited number of plans utilized by Ryland Homes are owned by third parties and use is licensed to Ryland Homes. Reuse of plans is strictly prohibited. Equal Housing Opportunity.



# Graham



**ELEVATION F**



**ELEVATION A**



**ELEVATION B**



**ELEVATION C**



**ELEVATION D**



**ELEVATION E**

# Enclave at Highland Glen



Map not to scale. Information subject to change 12/11/15

1826 Pleasant Springs Lane • Houston, TX 77089 • (281) 412-4659

Ryland and Standard Pacific  
Now One Company



CalAtlanticHomes.com