

Addendum A
69 Main street
9 units in 3 buildings
Unit specifications

Structure

Foundation: 3000 PSI poured concrete, moisture resistant coating applied per code.
Basement and Garage Floors: per plan
Exterior Walls: per plan
Interior Walls and Garage Exterior Walls: per plan
Floor: per plan
Roof: Per plan, shingles to be Certainteed Landmark
Siding: Certainteed Mainstreet Vinyl siding, choice of colors, Certainteed stone façade as shown of left gable end of three unit building only and as shown on front façade of each building.
Certainteed cedar impressions as shown on plans.
Soffits: Ventilated vinyl soffits with white aluminum wrapped fascia and rakes.
Decks/Porches: Maintenance free Trex composite decks with vinyl rails as shown on plan
Drywall: ½" drywall with ½" impact resistant radius corners, painted with 2 coats Benjamin Moore flat paint. Choice of 1 color.
Exterior Stairs: Composite decking with vinyl railing to code.

Spacious Kitchens

Cabinets and Countertops: **\$12,000 allowance** at builders' supplier per unit. Fabuwood pecan cabinets with level 1 granite tops will be allowance cabinet.
Sink: Single Bowl Stainless Undermount.
Faucet: Kohler Brushed Nickel with integrated sprayer
Appliances: Dishwasher, Microwave and smooth-top Electric Range in choice of White, Stainless Steel or Black or \$1,500 Allowance per unit

Luxurious Bathrooms

Vanities and countertop: From cabinet allowance
Tub/Shower: One piece fiberglass, White
Master shower: 60 inch tiled shower with white subway style tile and soap niche. Brushed Nickel shower door with clear glass.
Sinks: White ceramic with Moen Brantford #6610 2 handle brushed nickel faucet.
Mirrors: Mirror over each vanity.
Toilet: White ceramic, elongated bowl, comfort height.
Laundry Facilities: Located per plan. Wired for electric dryer with exhaust vented to exterior.
Water, drain and electric connections for washer.

Elegant Interiors

Ceilings: Random rolled Textured finish.

Corners: Rounded impact resistant drywall corners.

Interior Trim: 1x4 craftsman style casing, painted Semi-gloss white.

Baseboard: 1x4 base, painted semi gloss white.

Stairways: front entry stairs Oak handrail with a light stain finish. Colonial or square balusters with box newel, painted semi-gloss white, oak treads natural finish.

Second staircase at great room per plan Oak handrail with light stain finish and box newel with painted balusters. Carpeted stairs.

Closets: White vinyl coated wire shelf in all closets. 4 shelves in linen closets.

Interior Doors: 2 panel, hollow core smooth doors, painted 2 coats semi-gloss white with brushed nickel hardware

Gas fireplace with tile or granite surround from standard selection and pine mantle in Living room.

Insulation

Attic: R-38 insulation with proper vent at eaves

Exterior walls: R-21 Fiberglass batts

Basement ceiling: R-30 Fiberglass batts

Underslab: Styrofoam insulation per plan

Windows and Doors

Windows: Paradigm white vinyl windows Per plan layout

Exterior doors: Insulated steel, painted your choice of color.

Garage doors: Per plan with wifi connected openers

Plumbing & Heating

Plumbing: on demand Propane or natural gas hot water heater

Exterior frost proof faucet located by builder.

Heat: Forced warm air 95+ high efficiency propane or natural Gas furnace with 13 Seer Central Air included. Two heating zones included.

Underslab plumbing waste line to 10 feet out from foundation.

Fire Protection

Fire sprinkler protection in each unit

Electrical

Lighting: Brushed Nickel Light Fixtures or \$700 allowance.

Service: separate electric service for each unit

Exterior: 2 Weather resistant GFI outlets located by builder.

Telephone: Choice of 3 locations, cat 5 wiring.

Cable: Choice of 3 locations, RG6 cabling

Outlets: Per electrical building code.

Smoke detectors: One on each level and one in every bedroom, hard wired with battery backup, one carbon monoxide detector on each sleeping level and a heat detector in the attic.

Exterior lights: Wired at each door

5 recessed lights in kitchen, builder to locate.

Wire for 2 pendants over kitchen island, fixture from allowance

Ventilation: Fan/light combination in all bathrooms.

Wire and Switch for Fan/Light Fixture in Living Room and Master Bedroom

Wire and Switch for ceiling Light Fixture in bedroom 2

Flooring

\$10,000 allowance per unit at JDS Flooring Associates.

Utilities

Natural Gas

Warranty

- Exclusive Limited warranty and 1 year workmanship warranty included in accordance with Contractors warranty.

Buyer

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