



ADDENDUM A INCLUDED FEATURES

Exterior Elevation

- Elevation (per plan)

Foundation

- 11 or 12 course basement with 10" block for main foundation & 8" block at garage and where stated (per plan)
- Sills: 2x6 pressure treated sill water barrier
- 4" French drain tile around perimeter; sump crock w/ pump
- Poured concrete slab over gravel base & moisture protecting poly barrier
- Damp Proofing: Exterior parged with fiberglass surface bond
- 1 Egress Exit from Basement

Framing

- Porch per plan at Front Elevation
- 2"x10" or Engineered Flooring System (per plan)
- 2"x4" Interior and Exterior Walls
- 3" steel jack posts supporting beams
- ¾" tongue & groove OSB sub-floors, glued & nailed
- 7/16" OSB board sheathing
- Roof decking: 7/16" agency certified OSB with H-clips
- Pre-engineered roof trusses

Siding

- Vinyl siding
- Vented Soffits
- Shutters & decorative details (unique to each home)

Interior Walls

- ½" Sheetrock & 5/8" Fire code sheetrock at garage
- Interior walls primed & painted one color with flat latex paint
- Ceiling sand paint finish
- 8 ft. or 9 ft. ceiling package (per plan)

Insulation (as per plan)

- R-15 insulation in exterior walls
- House wrap (per code)
- R-49 insulation at ceilings
- R-15 faced sidewall in basement

Roof System

- Architectural shingles
- Ice & Water shield at valleys & 3 feet up at the eaves
- Underlayment: 15 pound felt

Plumbing

- 2 or 2 ½ Baths – per plan
- Laundry hookups (per plan)
- 50 Gallon electric hot water heater
- Public water and sewers (site permitting)
- 2 exterior spigots (cold water only)

Windows (as per plan)

- All vinyl single-hung, low-E Argon filled windows w/grids per plan
- Screens on all operable interior windows

Exterior Doors

- Steel insulated front door (per plan)

Electrical

- Completed as per fire underwriter's code
- Moisture sensitive GFI circuits per code
- Arc Fault Circuits per code
- 200-amp electrical service
- 220-volt line for range and dryer
- Smoke and carbon monoxide detectors per code
- 2 exterior outlets
- Exhaust fan in bathrooms
- Generous lighting allowance
- 2 Outlets in Basement
- 2 Outlets in Garage

Baths

- Chrome faucets
- Cultured countertops
- Granite
- Vanity-width mirrors
- One-piece shower/tub units in Main and Master Bath
- Elongated Toilets

Kitchen

- Generous allowance for cabinetry
- Knobs on cabinets (customer supplied and builder installed)
- Granite countertops (level A)
- Stainless steel Kitchen sink
- Microwave, Dishwasher, and Garbage Disposal (Builder Specified)
- Waterline to refrigerator

Interior Woodwork

- Jambs and casings around windows, doorways & passageways
- Colonial trim with 6-Panel Doors and brushed nickel hardware

Flooring Coverings

- LVT Flooring in Baths, Laundry, Foyer and Mudroom (\$4.00/sf Material-Only Allowance)
- 700SF +/- of Additional LVT Flooring (\$4.00/sf Material-Only Allowance)
- Builder select carpet with 6lb. pad in select rooms

Heating

- High efficiency power-vented gas forced air heating system
- Programmable thermostat
- Electric Fireplace in Family Room (per plan) (Gas Fireplace optional)

Garage

- Sheetrock (unfinished)
- 7 ft. Steel insulated overhead garage door w/Garage door opener

Landscaping

- Starter lawn (seeded)

Warranties

- All materials and workmanship as per the C.N.Y. Builders "Standards of Performance Manual"
- Material warranty as per manufacturer warranties
- Above specifications may be subject to change upon availability

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