



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" Flooring System or Engineered flooring system (per plan)
- Exterior walls 2x4
- Interior walls 2x4
- 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 (per plan)

Interior Walls

- ½" Sheetrock
- 5/8 Fire code sheetrock at garage
- 2x4 Interior walls
- Interior walls painted one color with flat latex paint
- Ceiling sand paint finish
- 8 ft. or 9 ft. ceiling package

Insulation (as per plan)

- R-15 high density insulation in exterior walls
- House wrap (per code)

Roof System

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

Plumbing

- PVC waste lines – Schedule 40
- Laundry hookups (per plan)
- 50 Gallon electric hot water heater
- Public water and sewers (site permitting)
- 2 exterior spigots

Windows (as per plan)

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

Exterior Doors

- Steel insulated front door per plan

Electrical

- Completed as per fire underwriters code
- Moisture sensitive GFI circuits per code
- Arch 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
- Exterior light fixtures (per plan/allowance)
- 2 Outlets in Basement
- 2 Outlets in Garage

Baths

- Eva faucet fixtures
- Cultured countertops
- Vanity-width mirrors
- One-piece shower/tub units in Main Bath
- Master Bath Layout (per plan)

Kitchen

- Generous allowance for cabinetry
- Knobs on cabinets (customer supplied)
- Granite countertops (level A)
- Double-well stainless steel kitchen sink
- Microwave and dishwasher included
- Waterline to refrigerator
- Garbage Disposal

Interior Woodwork

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

Flooring Coverings

- Allowance for 500SF of hardwood floors
- Builder select carpet with 6lb. rebound pad
- LVT Flooring in all wet areas

Heating

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

Garage

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

Landscaping

- Seeded lawn

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

Eldan Homes reserves the right, without prior or written notice, to change or later standards due to availability, improvements & changes within building industry. Variations of colors & designs may occur depending upon selections, options, & manufacturer's revisions to their products. (Rev. 4/28/21)

