1041 - Summit at Bain Station

Spec Options

Lot/Addresss:	**0-00-009 8606 Summit Place**	**Type:**	SPEC
Phase:		**Release Date:**	
Model/Elev:	CEDAR (I) - Cedar I	**Const. Start Date:**	01-Dec-2025
Swing:	Left	**Permit Date:**	09-Jul-2025
		Permit No:	TF25-02-001

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
9/[9]	20-Nov-2025	Yes	Yes	Builder Requirements/Structrual	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	STD	SPEC-0-00100	Specification Date	1.00 / Job
2/[2]	STD	SITE-0-01041	Genesis Summit at Bain Station Community Option	1.00 / Each
3/[4]	OPT	FOUN-0-00230	8' Lookout Foundation with Vinyl Siding. Includes (2) Sliding Windows and a 6-Panel Exterior Service Door (No Glass) from Garage to Exterior. Rear light fixture included per code. 4' LO	1.00 / Each

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10/[10]	20-Nov-2025	Yes	Yes	Design Studio	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	OPT	SPEC-0-00200	Exterior Color Palette	1.00 / Job
2/[2]	OPT	SPEC-0-00300	Garrick 2.0 V Interior Color Palette	1.00 / Job
3/[3]	OPT	LGHT-0-00600	Custom Classic Light Package in lieu of Included Package	1.00 / Job
4/[4]	OPT	LVPF-0-00200	Whole House - Paladium/Polaris Luxury Vinyl Plank flooring in lieu of included Luxury Vinyl Plank.	1.00 / Job
5/[5]	OPT	REFG-0-00100	LG Refrigerator - Model #LRFLC2706S - 27 cu. ft. Smart Counter-Depth MAX French Door Refrigerator	1.00 / Each
6/[6]	OPT	RANG-0-00100	LG Gas Range - Model #LRGL5821S - 5.8 cu ft. Smart Wi-Fi Enabled Gas Range with EasyClean	1.00 / Each
9/[9]	CUS	CABS-9-99999	Custom Cabinets	1.00 / Each
10/[10]	OPT	CABS-5-01000	Clarificaion: Pulls to be Q6-96SN Softclose Cabinets - Whole House	1.00 / Each
11/[11]	OPT	CABS-3-01020	30"x30" Laundry Wall Cabinet	1.00 / Each
16/[16]	OPT	PLB3-0-01000	Above Washer Against Wall 3-Piece Basement Rough-In - Price includes rough plumbing for Sink, Commode and Shower	1.00 / Each

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Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
11/[11]	21-Nov-2025	Yes	Yes	Winter Charges	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	OPT	SITE-1-99999	Winter Charges	1.00 / Job

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
12/[12]	26-Nov-2025	Yes	Yes	Builder Requirements	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[2]	CUS	STRC-9-99999	Custom Structural Side Load garage ILO front load garage	1.00 / Each
2/[3]	OPT	DECK-0-01214	14'x12' Composite Azek Deck for Rear Lookout Exposure. Price includes typical Deck in Harvest Slate Gray or Brownstone, or Kona color, Aluminum Rail in Black, White or Bronze and Stairs to Grade. Kona w/ Black Rail	1.00 / Job
3/[4]	CUS	STRC-9-99999	Custom Structural 19.2 Floor Truss Spacing	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
13/[13]	01-Dec-2025	Yes	Yes	Garage	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	OPT	OVHD-0-00001	Two Car Garage - Wood Tone Garage Door in lieu of Color Tone	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
14/[15]	05-Dec-2025	Yes	Yes	Service Door Clarification	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	EXTD-9-99999	Custom Exterior Door Clarification: No service door on plan.	1.00 / Each

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Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
15/[16]	08-Dec-2025	Yes	Yes	Interior Trim CO	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[2]	CUS	INTR-9-99999	Custom Interior Trim Eliminate the side lite on the front door. See photo.	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
16/[17]	03-Feb-2026	Yes	Yes	Clarification CO	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	ELEC-9-99999	Custom Electric Clarification: Removed ceiling fan with light in master. See revised Plan 2/2/26.	1.00 / Each
2/[2]	CUS	ETRM-9-99999	Custom Exterior Siding Clarification: Trim at garage door and front elevation windows to be 5/4 x 6". See revised Plan 2/2/26.	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
17/[18]	19-Mar-2026	Yes	Yes	Structual CO	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	OPT	BSMT-0-00100	Finished Basement Option A - Finished Basement to include Rec area, one bedroom & full bath as per included drawing. Price includes gas line to dryer.	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
18/[19]	30-Apr-2026	Yes	Yes	Plan Review	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	ETRM-9-99999	Custom Exterior Siding Clarification: Vinyl Corners	1.00 / Each
2/[2]	CUS	ETRM-9-99999	Custom Exterior Siding	1.00 / Each

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			Clarification: Post to be 10x10	
3/[3]	STD	OVHD-0-10000	Garage Door Windows for 2-Car Garage	1.00 / Each
4/[4]	CUS	WIND-9-99999	Custom Window	1.00 / Each
			Omit Middle Window in Great Room	
5/[5]	CUS	LGHT-9-99999	Custom Lighting	1.00 / Each
			Clarification: No Island Pendant Lights	
6/[6]	CUS	CTOP-9-99999	Custom Countertops	1.00 / Each
			Backsplash: Full Height Quartz - Level I	
7/[7]	OPT	CTOP-1-01320	Ludington Large Double Equal Bowl Stainless Steel Bowl in lieu of Included	1.00 / Each
8/[8]	OPT	BACC-0-04100	Master Bath - Medley Brushed Nickel Plumbing Suite - Includes Medley Model #27376-4 2-Handle Centerset Lav Faucets, Medley Model #TS27372-4G Shower Trim and Brushed Nickel Accessories in lieu of Included.	1.00 / Each
9/[9]	OPT	BACC-0-05500	Hall Bath - Medley Brushed Nickel Plumbing Suite - Includes Medley Model #27376-4 2-Handle Lav Centerset Faucet for Single Bowl Sink, Medley Model #TS27377-4G Tub/Shower Trim and Brushed Nickel Accessories in lieu of Included.	1.00 / Each
10/[10]	OPT	FAUC-5-01120	Medley Brushed Nickel Kitchen Faucet Model #24274 in lieu of Included	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
19/[20]	12-May-2026	Yes	Yes	Change Order	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	ETRM-9-99999	Custom Exterior Siding	1.00 / Each
			Vinyl Corners ILO Composite. See Revised Plan 5/11/26.	
2/[2]	CUS	STRC-9-99999	Custom Structural	1.00 / Each
			Update front porch column to be 10x10 to match master plan. See Revised Plan 5/11/26.	
3/[3]	CUS	WIND-9-99999	Custom Window	1.00 / Each
			Remove 1 Great Room window to match master plan. See Revised Plan 5/11/26.	
4/[4]	CUS	CABS-9-99999	Custom Cabinets	1.00 / Each
			Add laundry wall cabinet. See Revised Plan 5/11/26.	
5/[5]	CUS	ELEC-9-99999	Custom Electric	1.00 / Each

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6/[6]	CUS	LGHT-9-99999	Remove 'chase' from Master bedroom and Bedroom 2 raised outlet. See Revised Plan 5/11/26. Custom Lighting Remove pendant lights from island. See Revised Plan 5/11/26.	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
20/[21]	19-May-2026	Yes	Yes	Change Order	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	CUS	FLOR-9-99999	Custom Flooring LL Bath: Polaris Plus LVP ILO LVT	1.00 / Each

Addendum Number	Document Date	Approved Buyer	Approved Builder	Reference	Cash/Finance	Paid	NSF
21/[22]	01-Jul-2026	Yes	Yes	Change Order	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Rooms
1/[1]	OPT	BACC-0-05500	Hall Bath - Medley Brushed Nickel Plumbing Suite - Includes Medley Model #27376-4 2-Handle Lav Centerset Faucet for Single Bowl Sink, Medley Model #TS27377-4G Tub/Shower Trim and Brushed Nickel Accessories in lieu of Included. LL Bath	1.00 / Each