# 1041 - Summit at Bain Station

# Spec Options

| | | | |
|---|---|---|---|
| **Lot/Addresss:** | **0-00-010 8604 Summit Place** | **Type:** | SPEC |
| **Phase:** | | **Release Date:** | |
| **Model/Elev:** | ASPEN () - ASPEN | **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 |
|---|---|---|---|---|---|---|---|
| 8/[8] | 21-Nov-2025 | Yes | Yes | Builder Requirements/Structural | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Rooms |
|---|---|---|---|---|
| 1/[1] | CUS | STRC-9-99999 | Custom Structural<br><br>19.2 floor truss spacing. | 1.00 / Each |
| 2/[2] | OPT | SITE-0-01041 | Summit at Bain Station Community Option | 1.00 / Each |
| 3/[3] | 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.<br>4' LO | 1.00 / Each |
| 5/[5] | OPT | SITE-1-99999 | Winter Charges | 1.00 / Job |
| 6/[6] | STD | SPEC-0-00100 | Specification Date<br><br>Genesis Specs | 1.00 / Job |

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|---|---|---|---|---|---|---|---|
| 9/[9] | 21-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<br><br>Garrick 2.0 V | 1.00 / Job |
| 2/[2] | OPT | SPEC-0-00300 | Interior Color Palette<br><br>Custom | 1.00 / Job |
| 3/[3] | OPT | REFG-0-00100 | LG Refrigerator - Model #LRFLC2706S - 27 cu. ft. Smart Counter-Depth MAX French Door Refrigerator | 1.00 / Each |
| 4/[4] | OPT | RANG-0-00100 | LG Gas Range - Model #LRGL5821S - 5.8 cu ft. Smart Wi-Fi Enabled Gas Range with EasyClean | 1.00 / Each |
| 6/[6] | OPT | CABS-3-01020 | 30"x30" Laundry Wall Cabinet | 1.00 / Each |
| 7/[7] | OPT | PLB3-0-01000 | 3-Piece Basement Rough-In - Price includes rough plumbing for Sink, Commode and Shower | 1.00 / Each |
| 10/[10] | OPT | CABS-5-01000 | Softclose Cabinets - Whole House | 1.00 / Each |
| 14/[14] | OPT | TOPS-0-00003 | Level 3 Kitchen Countertops - Includes Trends Tributary, Q Quartz Calacatta Laza, Q Quartz Calacatta Prado, or Q Quartz Soapstone Mist (Concrete) | 1.00 / Each |

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| | | | | |
|---|---|---|---|---|
| 15/[15] | OPT | IPNT-0-01000 | Whole House Interior Paint Upgrade - Includes Walls and Ceilings | 1.00 / Job |
| 18/[18] | OPT | LGHT-0-00500 | Modern Package in liue of Included Package | 1.00 / Job |

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|---|---|---|---|---|---|---|---|
| 10/[10] | 01-Dec-2025 | Yes | Yes | Builder Requirements | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Rooms |
|---|---|---|---|---|
| 1/[1] | 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.<br>Kona w/ Black Rail | 1.00 / Job |

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|---|---|---|---|---|---|---|---|
| 11/[11] | 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 |
|---|---|---|---|---|---|---|---|
| 12/[12] | 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 | 1.00 / Each |
| | | | Clarification: No service door on plan. | |

| Addendum Number | Document Date | Approved Buyer | Approved Builder | Reference | Cash/Finance | Paid | NSF |
|---|---|---|---|---|---|---|---|
| 13/[13] | 08-Dec-2025 | Yes | Yes | Interior Trim CO | Finance | | |

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

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| | | **Permit No:** | TF25-02-001 |

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|---|---|---|---|---|---|---|---|
| 14/[14] | 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 | 1.00 / Each |
| | | | Clarification: Removed ceiling fan with light in master. See revised Plan 2/2/26. | |
| 2/[2] | CUS | ETRM-9-99999 | Custom Exterior Siding | 1.00 / Each |
| | | | Clarification: Trim around garage door to be 5/4 x 6". See revised Plan 2/2/26. | |

| Addendum Number | Document Date | Approved Buyer | Approved Builder | Reference | Cash/Finance | Paid | NSF |
|---|---|---|---|---|---|---|---|
| 15/[15] | 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 | 1.00 / Each |
| | | | Clarification: Vinyl Corners | |
| 2/[2] | CUS | ETRM-9-99999 | Custom Exterior Siding | 1.00 / Each |
| | | | Clarification: 10x10 Post | |
| 3/[3] | STD | OVHD-0-10000 | Garage Door Windows for 2-Car Garage | 1.00 / Each |
| 4/[4] | CUS | ETRM-9-99999 | Custom Exterior Siding | 1.00 / Each |
| | | | Add Gable Above Front Door/Window on Front Elevation. Gable to have Shake Siding. | |
| 5/[5] | CUS | WIND-9-99999 | Custom Window | 1.00 / Each |
| | | | Omit Middle Window in Great Room | |
| 6/[6] | CUS | LGHT-9-99999 | Custom Lighting | 1.00 / Each |
| | | | Clarification: No Island Pendants | |
| 7/[7] | CUS | CABS-9-99999 | Custom Cabinets | 1.00 / Each |
| | | | Clarification: Cabinet Pulls to be Q2-96SN | |
| 8/[8] | CUS | CTOP-9-99999 | Custom Countertops | 1.00 / Each |
| | | | Kitchen Backasplash: Full Height Quartz - Level I | |
| 9/[9] | OPT | CTOP-1-01320 | Ludington Large Double Equal Bowl Stainless Steel Bowl in lieu of Included | 1.00 / Each |

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| | | | | |
|---|---|---|---|---|
| | | | Kitchen | |
| 10/[10] | OPT | FAUC-5-01120 | Medley Brushed Nickel Kitchen Faucet Model #24274 in lieu of Included | 1.00 / Each |
| 11/[11] | 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 |
| 12/[12] | 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 |

| Addendum Number | Document Date | Approved Buyer | Approved Builder | Reference | Cash/Finance | Paid | NSF |
|---|---|---|---|---|---|---|---|
| 16/[16] | 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<br><br>Vinyl Corners ILO Composite. See Revised Plan 5/11/26. | 1.00 / Each |
| 2/[2] | CUS | STRC-9-99999 | Custom Structural<br><br>Update front porch column to be 10x10 to match master plan. See Revised Plan 5/11/26. | 1.00 / Each |
| 3/[3] | CUS | WIND-9-99999 | Custom Window<br><br>Remove 1 Great Room window to match master plan. See Revised Plan 5/11/26. | 1.00 / Each |
| 4/[4] | CUS | CABS-9-99999 | Custom Cabinets<br><br>Add laundry wall cabinet. See Revised Plan 5/11/26. | 1.00 / Each |
| 5/[5] | CUS | ELEC-9-99999 | Custom Electric<br><br>Remove 'chase' from Master bedroom and Bedroom 2 raised outlet. See Revised Plan 5/11/26. | 1.00 / Each |
| 6/[6] | CUS | LGHT-9-99999 | Custom Lighting<br><br>Remove pendant lights from island. See Revised Plan 5/11/26. | 1.00 / Each |

# GENESIS SPECIFICATIONS



## GRADING / UTILITIES

- Backfill to a rough grade
- Final rough grade to provide drainage away from home
- Sewer, water and storm sewer laterals or Septic and well as required

## FOUNDATION & FLAT WORK CONCRETE

- Poured reinforced concrete foundation wall 8" wide x 8' high
- 1" (minimum) rigid foam insulation, full height
- Poured reinforced concrete garage foundation wall 6" wide x 4' high
- Footings (per plan)
- Inside and outside drain tile connected to sump pit
- Basement floor 3" concrete and 6 mm poly vapor barrier
- Garage floor 4" concrete
- Concrete stoop (per plan)
- Concrete patio step (per plan)
- Public sidewalk if applicable
- Two daylight windows 32x16
- Optional drive and walk
- Optional patio and deck based on exposure of basement
- Optional- egress for basement

## FRAMING/GENERAL CONSTRUCTION

- Exterior walls 2x6 construction
- Garage walls 2x4 construction
- Interior walls 2x4 construction
- Engineered I joist floor system
- Interior floor 3/4" premium T&G OSB glued and nailed
- Engineered roof truss
- 15/32 OSB roof sheathing with HClips
- Engineered LVL beam with metal columns and concrete footings
- Exterior sheeting 15/32" OSB
- Tyvek house wrap of exterior walls
- Window flashing system

## SIDING, SOFFIT, FASCIA, & TRIM

- Mastic vinyl siding
- Accent siding (per color pallet)
- Cultured masonry accents (per plan)
- Low maintenance trim and architectural details (per plan)
- Aluminum soffit and fascia
- Aluminum seamless 5" gutters with hinged downspouts
- Vinyl shutters (per plan)

## ROOFING

- Limited lifetime architectural shingles over synthetic roof paper
- Aluminum step flashings
- Continuous ridge vent
- Ice and water at valleys

## WINDOWS & EXTERIOR DOORS

- White single-hung, low maintenance, low-E, gas filled vinyl windows. Grids per plan on front windows only
- White vinyl 8' sliding patio low-E, gas filled vinyl door (Per Plan)
- Screens for operable windows
- Fiberglass insulated Craftsman 3 Panel with Glass (no grids) front entrance door (per plan)
- Sidelights (Per Plan)

## GARAGE

- Insulated overhead garage doors (Per Plan)
- Composite garage door frames
- Electric Wi-Fi compatible garage door opener with two remotes
- Electronic keypad opener control

## PLUMBING

- 50-gallon heat pump water heater
- Double basin stainless steel kitchen sink
- Kohler polished chrome single lever pull out spray faucet
- InSinkErator Badger 5-½ horsepower garbage disposal
- Shower/tub units (per plan)
- Kohler polished chrome shower and tub/shower faucets
- Kohler polished chrome faucets
- Elongated comfort height toilets in all bathrooms
- Water line for icemaker
- PEX water distribution lines
- 2 frost proof hose bibs
- Sealed sump pump pit with submersible pump
- Sump pump discharged to exterior or to storm sewer if required
- Passive radon reduction system
- Total Kohler/Sterling Plumbing Fixture Home
- Optional full radon vent
- Optional rough in bath at basement
- Optional rough in for water softener
- Optional 65 gallon heat pump water heater

## ELECTRICAL

- 200-amp service panel
- Arc fault breakers to code
- Tamper proof outlets
- Smoke detectors, hardwired with battery back-up, per code
- Carbon monoxide detector, hardwired with Battery back-up (combined with one smoke detector)
- Toggle Switches
- High/low outlets in all bedrooms at TV wall
- High/low outlets with smurf tube at TV wall in Great Room
- Overhead lights in in all bedrooms
- Humidistat switch for bath 2 fan
- Doorbell chime (front door)
- 220-volt outlet at for dryer first and second floor (per plan)
- 2 weatherproof exterior outlets/1 Garage Outlet

- Light fixtures (per plan)
- Total Maxim house
- One ceiling fan per plan with no light kit (Excludes Quiet Meadows)

## HVAC

- 95%+ AFUE high efficiency gas furnace
- 14 Seer central air conditioner
- Fresh air make-up vent
- Honeywell P200 programmable thermostat
- Bath exhaust fans with ducting to exterior
- Dryer vent, range hood and bath fans ducted to exterior of home
- Gas line to range
- Gas at dryer when on second floor

## INSULATION

- Exterior Walls R-19 batt insulation
- Ceilings R-42 blown insulation
- Basement Box sill spray foam insulation
- Foundation R-5, foam full wall height insulation
- Focus on energy inspected and certified home

## INTERIOR WALLS & CEILING

- 9’ first floor ceiling tray/stepped ceilings (per plan)
- Sheetrock with knockdown finish
- Sherwin Williams Low VOC Paint, One Coat, Sprayed, Builders Standard Color, Flat Latex

## INTERIOR DOORS & TRIM

- Painted 3-panel doors
- Casing – painted MDF 2-1/2”
- Base – painted MDF 3-1/2”
- Fully Cased closet doors – MDF
- Skirt boards on finished staircases
- Optional solid core doors
- Optional apron and sills in all windows

## BATH ACCESSORIES

- 24” towel bar or robe hook depending on space
- Toilet paper holder
- Towel rings at powder room
- Plate glass vanity mirrors in baths
- Permanent curved shower rods in all Tub/Shower Combos
- Shower Pans will receive Permanent Straight Curtain Rods – (any location)
- Optional shower door at primary bath

## HARDWARE

- Passage entry with deadbolt on all exterior doors
- Privacy entry on master bedroom and bath swing doors
- Passage or dummy handles at all interior secondary Bedrooms
- Whole house Schlage hardware
- Optional levers hardware

## CABINETS & COUNTER TOPS

- Kitchen cabinets – stained and optional painted with 42” uppers and cabinet hardware (not applicable in all communities)
- Solid surface kitchen countertops, no splash
- Tall bath vanities
- Cultured marble bath counter tops and sinks (per plan)
- Spacious kitchen island
- Optional cabinet crown molding
- Optional tile backsplash

## CLOSET SHELVING

- Rubbermaid Ventilated Vinyl Coated Wire Shelving
- FreeSlide continues shelving in bedroom closets

## FLOORING

- Easy care Luxury Vinyl Plank (LVP)
- Shaw carpet
- Option Luxury Tile Plank (LVT)

## APPLIANCES

- LG Kitchen Stainless Steel Appliance Package
- Dishwasher
- OTR Microwave
- Optional gas range
- Optional fridge with ice maker

## LOW VOLTAGE

- Optional Distribution Panel in Basement
- Optional Smart Switches - 3 Way for coach Lights, Single gang at Front Porch light
- Optional Cat5E/RG6 outlets

## WARRANTY

- Comprehensive one-year Warranty

Buyer agrees that slight deviation from the plans and specifications shall be construed to be in substantial compliance and performance with this Agreement. In the event Seller determines it necessary to substitute any required materials or make minor modifications to the plans and specifications for the purpose of meeting applicable building codes, facilitating mechanical installation or instituting normal

design improvements, Seller may, in is sole discretion, make any such substitution, change or modification with respect thereof, provided such substitution, change or modification is of comparable or improved durability, quality, and/or performance.