# 1056 - The Villas at Morning Meadows

# Spec Options

| | | | |
|---|---|---|---|
| **Lot/Addresss:** | **3-00-072 N162W21867 Poppy Road** | **Type:** | SPEC |
| **Phase:** | | **Release Date:** | |
| **Model/Elev:** | BIRCH 2R (F) - Birch II Right F | **Const. Start Date:** | 04-May-2026 |
| **Swing:** | Left | **Permit Date:** | 28-Apr-2026 |
| | | **Permit No:** | 26-20285 |

| Addendum Number | Document Date | Approved Buyer | Approved Builder | Reference | Cash/Finance | Paid | NSF |
|---|---|---|---|---|---|---|---|
| 1/[1] | 22-Feb-2026 | Yes | Yes | Structural/Builder Requirements | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Rooms |
|---|---|---|---|---|
| 1/[1] | OPT | FOUN-0-00230 | 8' Lookout Foundation with Vinyl Siding. Includes (2) Windows. Price includes Treated Deck for Rear Lookout Exposure and Aluminum Rail in Black or White. Includes Credit for included concrete patio. Stairs to grade to be purchased separately.<br>Includes Treated Wood Deck Black Rail<br>Standard 4' Lookout | 1.00 / Each |
| 2/[3] | OPT | CABS-0-00001 | Painted Cabinets ILO Stained - Whole House | 1.00 / Each |
| 3/[4] | OPT | BKSP-0-02000 | 3X6 Baker Blvd Subway Gloss | 1.00 / Job |
| 4/[5] | OPT | PLB3-0-01000 | 3-Piece Basement Rough-In - Price includes rough plumbing for Sink, Commode and Shower | 1.00 / Each |
| 5/[6] | OPT | INTT-0-00020 | Sills and Aprons for Windows - Whole House | 1.00 / Job |
| 6/[7] | OPT | CTOP-1-01100 | McAllister Large Stainless Steel Single Bowl in lieu of Included. | 1.00 / Each |
| 7/[9] | OPT | PLB3-0-01060 | Rough in for Water Softener | 1.00 / Each |
| 8/[10] | OPT | WIND-0-02850 | 2850 Single Hung Window - White | 1.00 / Each |
| 9/[13] | OPT | STRC-0-05700 | Next to Patio Doors in Great Room<br>Boxed Ceiling in Great Room | 1.00 / Each |

| Addendum Number | Document Date | Approved Buyer | Approved Builder | Reference | Cash/Finance | Paid | NSF |
|---|---|---|---|---|---|---|---|
| 2/[2] | 22-Feb-2026 | Yes | Yes | | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Rooms |
|---|---|---|---|---|
| 1/[1] | CUS | CNGL-9-99999 | Contract Language Change | 1.00 / Each |
| 2/[2] | CUS | CNGL-9-99999 | Approved Design Incentive<br>Contract Language Change | 1.00 / Each |
| 3/[3] | CUS | CNGL-9-99999 | Approved credit for painted cabinets.<br>Contract Language Change<br>Approved credit for elevation change | 1.00 / Each |

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|---|---|---|---|---|---|---|---|
| 3/[3] | 09-Mar-2026 | Yes | Yes | Design Studio | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Rooms |
|---|---|---|---|---|
| 1/[1] | OPT | CABS-0-00010 | Cabinet Crown Molding - Includes Shaker Molding for Kitchen only | 1.00 / Each |
| 2/[2] | OPT | SPEC-0-00200 | Exterior Color Palette<br><br>Misty Shadow V | 1.00 / Job |
| 3/[3] | OPT | SPEC-0-00300 | Interior Color Palette<br><br>Custom | 1.00 / Job |
| 4/[5] | CUS | CTOP-9-99999 | Custom Countertops<br><br>Clarification: Custom Faucet Hole Drilling. | 1.00 / Each |
| 5/[6] | CUS | CABS-9-99999 | Custom Cabinets<br><br>Master Bath Vanity: VS6D45BHL ILO VS2D45BBHL | 1.00 / Each |

| Addendum Number | Document Date | Approved Buyer | Approved Builder | Reference | Cash/Finance | Paid | NSF |
|---|---|---|---|---|---|---|---|
| 4/[4] | 10-Mar-2026 | Yes | Yes | Builder Requirements | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Rooms |
|---|---|---|---|---|
| 1/[1] | STD | DRVE-0-00005 | Driveway and Service Walk to Front Door | 1.00 / Each |
| 2/[2] | STD | LAND-0-01056 | Villas at Morning Meadows Landscape - Includes Sod to front corner of Home, Seed and Straw at the Sides and Rear, 5-7 Plants per lot in Mulch Bed, and Temporary Irrigation | 1.00 / Job |
| 3/[3] | STD | SIDG-0-00200 | Ovation .042 Deep Colors in lieu of included on Main House. Price includes Brandy Wood, Deep Granite, English Wedgewood, Misty Shadow, Montana Suede, Natural Slate, Newport Bay, Quiet Willow, Red Brick, Rugged Canyon and Vintage Dublin. | 1.00 / Job |
| 4/[4] | STD | SITE-0-01056 | The Villas at Morning Meadows Community | 1.00 / Each |
| 5/[5] | STD | SPEC-0-00100 | Specification Date<br><br>Genesis Specs | 1.00 / Job |
| 6/[6] | STD | WIND-1-00001 | Black Windows - Front Elevation Only - Includes black on outside and white on inside. | 1.00 / Job |

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|---|---|---|---|---|---|---|---|
| 5/[5] | 20-Mar-2026 | Yes | Yes | | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Rooms |
|---|---|---|---|---|
| 1/[1] | OPT | STRC-0-00500 | Great Room Bump Out | 1.00 / Each |
| 2/[2] | OPT | ELEC-0-00120 | Duplex Outlet<br><br>One in Foyer Closet<br>Three in Basement | 4.00 / Each |
| 3/[6] | CUS | PLMB-9-99999 | Custom Plumbing<br><br>Plumbing rough in for standard laundry tub | 1.00 / Each |
| 4/[10] | CUS | ELEC-9-99999 | Custom Electric<br><br>Omit dinette fixture and cap it for future use. | 1.00 / Each |
| 5/[11] | CUS | ELEC-9-99999 | Custom Electric<br><br>Outlet in the boxed up ceiling on the drop portion for future cove lighting | 1.00 / Each |
| 6/[12] | CUS | VOLT-9-99999 | Custom Low Voltage<br><br>CAT6 access to alll three bredrooms and great room, data box in basement | 1.00 / Each |
| 7/[14] | CUS | ELEC-9-99999 | Custom Electric<br><br>NO high/low outlets & NO chase tube<br><br>Two more CAT6 access points<br><br>One in GR and one in basedment<br>Buyer redlined | 1.00 / Each |
| 8/[15] | OPT | ELEC-0-00180 | GFI receptacle<br><br>all material and labor for (2) locations<br><br>Exterior by deck | 1.00 / Each |

| Addendum Number | Document Date | Approved Buyer | Approved Builder | Reference | Cash/Finance | Paid | NSF |
|---|---|---|---|---|---|---|---|
| 6/[6] | 22-Apr-2026 | Yes | Yes | | Finance | | |

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|---|---|---|---|---|

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| | | | | |
|---|---|---|---|---|
| 1/[1] | CUS | ELEC-9-99999 | Custom Electric | 1.00 / Each |
| | | | Omit dinette fixture completely (no cap) | |

| Addendum Number | Document Date | Approved Buyer | Approved Builder | Reference | Cash/Finance | Paid | NSF |
|---|---|---|---|---|---|---|---|
| 7/[7] | 30-Apr-2026 | Yes | Yes | | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Rooms |
|---|---|---|---|---|
| 1/[1] | CUS | ELEC-9-99999 | Custom Electric | 1.00 / Each |
| | | | CLARIFICATION: Completely OMIT dinette fixture. No cap or temp. | |

| Addendum Number | Document Date | Approved Buyer | Approved Builder | Reference | Cash/Finance | Paid | NSF |
|---|---|---|---|---|---|---|---|
| 8/[8] | 03-Jun-2026 | Yes | Yes | | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Rooms |
|---|---|---|---|---|
| 1/[1] | CUS | CNGL-9-99999 | Contract Language Change | 1.00 / Each |
| | | | Increased options - approved design incentive | |

| Addendum Number | Document Date | Approved Buyer | Approved Builder | Reference | Cash/Finance | Paid | NSF |
|---|---|---|---|---|---|---|---|
| 9/[9] | 22-Jul-2026 | Yes | Yes | | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Rooms |
|---|---|---|---|---|
| 1/[3] | OPT | CNGE-9-99999 | Change Order Fee | 1.00 / Each |
| 2/[4] | OPT | PLB3-0-01100 | Full Radon Vent | 1.00 / Each |
| | | | Add fan for an active randon ILO included passive. | |

| Addendum Number | Document Date | Approved Buyer | Approved Builder | Reference | Cash/Finance | Paid | NSF |
|---|---|---|---|---|---|---|---|
| 10/[10] | 20-Aug-2026 | Yes | Yes | Appliance Clarification/CO | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Rooms |
|---|---|---|---|---|
| 1/[1] | CUS | APPL-9-99999 | Custom Appliances | 1.00 / Each |
| | | | Microwave: MVEM1721F ILO MVEM1621Y | |

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| | | | | |
|---|---|---|---|---|
| 2/[2] | CUS | APPL-9-99999 | Custom Appliances | 1.00 / Each |

Clarification: Dishwasher to be LDNPQ445S
Previous Model is Discontinued

| Addendum Number | Document Date | Approved Buyer | Approved Builder | Reference | Cash/Finance | Paid | NSF |
|---|---|---|---|---|---|---|---|
| 11/[11] | 23-Sep-2026 | Yes | Yes | Plumbing Clarification | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Rooms |
|---|---|---|---|---|
| 1/[1] | CUS | PLMB-9-99999 | Custom Plumbing | 1.00 / Each |

Clarification: Move hose bib to southwest corner of home. see photos

| Addendum Number | Document Date | Approved Buyer | Approved Builder | Reference | Cash/Finance | Paid | NSF |
|---|---|---|---|---|---|---|---|
| 12/[12] | 06-Oct-2026 | Yes | Yes | Low Voltage Change Order | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Rooms |
|---|---|---|---|---|
| 1/[1] | CUS | VOLT-9-99999 | Custom Low Voltage | 1.00 / Each |

Clarification: Remove distribution box in the basement.