Addendum X

1360 Annapolis Dr, Holmen, WI 54636. Spec sheet overrides blueprints

Price to be $624,900
•House to have 12 inch Ijoists.
•drain tile inside and outside of footer around house to sump pump
•House on 8ft poured concrete basement walls
•House to have 9ft interior and exterior walls with interior vault in Primary bedroom, living room, dining, and kitchen.
•Two egress window wells, ladders, and covers in basement
•Basement box sills to be spray foamed to r21
•2x6 exterior walls with 7/16 OSB and house wrap on the outside, to have R19 insulation batts and vapor barrier.
•Ceiling to have R49 blown in insulation with vapor barrier
•insulated to code and heat loss calculation.
•Radon mitigation system not included - $1300 upgrade to add radon mitigation.
•Garage to be unfinished, can upgrade to level 1 finish for $2500 to be insulated walls only with all walls hung and one coat fire taped, ceiling not blown in for insulation. Level 2 finish fully drywalled insulated with three coats, texture and paint fully insulated for $4500.
•Garage floor to have one drain
•Garage to have 2x6 exterior walls and garage door walls to be 2x4.
•Garage to have 16x8ft insulated Garage door with top panel w/window lights and white aluminum cladding jams. White garage door white service door.
•$800 extra to add a gas line and outlet for future heated garage.
•House to have light orange peel texture on walls and ceilings
•House walls and ceilings to be primed and finish painted white, color is an upcharge depend on how many colors and which rooms. Ceiling Flat sheen sprayed and walls rolled eggshell.
•Dryer location will have electric only ran to location - $500 to add gas line
•Kitchen stove location to have Electric. $400 to add a gas line.
•All appliances provided and installed by homeowners at homeowner's expense.
•Kitchen cabinets to be ¾ inch paint grade plywood, shaker panel door fronts, with soft close drawers and cabinet doors. Maple wood with a stain can be substituted. Island in kitchen to be white oak with customer whitewash stain. Made my Amish in Cashton. This will possibly require at least one trip there to go over design.
•Cabinet color standard is Accessible Beige, Buyer can pick two different color choices if cabinets have not been completed, more colors can be chosen. $100 per color change over two colors.
•Kitchen counters to be quartz, provided from Pons countertops in Holmen. Same color slab only.
•Kitchen microwave above stove for recirculating vent. $800 add on to vent to the outside.
•Single bowl undermount kitchen sink provided by Pons unless otherwise purchased. Standard is a

single bowl stainless steel.
•Bathroom vanities to be ¾ inch paint grade plywood with shaker doors and soft close doors and drawers. Colors to be picked and same $100 upcharge on anything over the kitchen two colors.
•Bathroom to have brushed nickel faucets and drains provided by plumber.
•Bathroom vanities to be quartz from Pons counter tops. Will be the same as the kitchen counters or selected from whatever remnants Pons has.
•$150 toilet paper holder and towel bar allowance, brushed nickel color scheme.
•Cabinet hardware provided by buyer and builder will install
•Bathroom mirrors to be glass mirrors, $150 allowance
•Interior Doors to be painted white, MDF 3 panel solid core doors, hinges to be brushed nickel.
•Trim to be painted MDF
•Trim to be craftsman style with ½ - ¾ inch overhangs on top and bottom
•Door handles, faucets, drains and other trimmings to follow brushed nickel color scheme
•$600 door handle allowance to be levered handles, including entry doors and dead bolts.
•$600 lighting allowance for 2 bedroom fans/lights, main living room fan, bathroom vanity lights, or any other lights that hang out of the ceiling or come out of the wall. Buyer to pay anything over if they choose different fixtures. Can lights over kitchen. This allowance would include light bulbs
•Any stair opening to be half wall drywalled around opening.
•Fireplace not included. It usually costs $12,000 -$14000 to add depending on finish. $1500 to Bode Capital for framing, labor, gas line, hook up, electric, remaining is billed and paid to Lacrosse Fireplace
•Flooring coverings to be Canopy Comfort Oxford Oak LVP drop and lock floating floor. $3 a sqft allowance including any tax and shipping if different is chosen. Carpet in bedrooms, basement and stairs
•Stairs to basement and basement to be carpet throughout.
•HVAC and A/C provided by schneider heating and a/c.
•50-gallon electric water heater provided by plumber
•Water softener supplied by plumber
•Windows to white exterior and white interior vinyl windows, single hung.
•Exterior of house to be Royal vinyl siding, front facing gables to be Vinyl shakes
•Exterior of house to have white soffit, white fascia, and white outside drip edge.
•Front of house only to have windows, doors, and garage to be trimmed with white LP trim.
•Front door to be white craftsman 3 panel with upper panel glass.
•Shingles to be architectural shingles GAF shingles from Wisconsin Building Supply
•Rain gutters and down spouts to be 5 inch white.
•Front garage fronts only to be Versetta approx. 34 inches tall
•Back of house to have a 26x12 patio slab $8sqft for any more additional
•Patio slab to be 2 steps down from house depending on final grade needed, to be width of door opening
•Rock and edging to be added around house. Bushes, Trees, plants by others.
•Sod to be completed in the entire yard. Owner to maintain watering and maintence once occupied. No retaining walls or extra tree removal provided. Home owner is responsible for any irrigation system

or costs associated with it. I would add $5000 for a sprinkler if upgraded to
•House to have two outside water spigot locations
•Window coverings to be provided by others
•Appliances provided by others
•Outside window washing and exterior house cleaning by others
•Closet/pantry systems to be provided by others
•Bathtub/shower doors to be provided by others
•Any additions or changes will be at buyer's expense.
•Basement will be finished with 2 beds and 1 bathroom.

by others means someone other than Bode Capital to provide and install at homeowners time and expense