



ADDENDUM B Lake Shore Cove Standard Features

Distinctive Exteriors

- * White Double Paned Insulated Low E Vinyl
- * Cast Stone Address plaque
- * Stone and Siding Per Plan
- * 8' Mahogany 6 panel glass front door
- * 16' Sliding Door to 1st Floor Patio per plan (Plan E, 9')
- * Carriage House Style, Two Car Garage Door w/ windows
- * 10' Ceiling First & Second Floor, 8' slopped to 10' on 3rd
- * Two Exterior hose bibs
- * Full Gutter System
- * Large Covered Patio w/ gas line
- * Fully sodded back yard / Hunter Irrigation System
- * 4' wrought iron fence in back yard with One gate

Interior Design Features

- * Level 3 Granite in all baths w/4 inch backsplash
- * Elongated Commodes Throughout
- * Obscure Window in Master Bath
- * Brushed Nickel lighting package
- * All bedrooms, living, and game room(s) Prewired for CATS 5 cable and RG6 telephone outlets
- * Prewired for Surround Sound in Living Room & Patio
- * Rounded sheetrock corners, per plan
- * Zoned Air Conditioning
- * Level 3 Wood on first floor
- * Level 4 Plush carpet with ½ inch pad in bedrooms and stairs
- * Interior 8' Doors on first and second floor, 6'8" on 3rd
- * Interior 2 Panel Interior Doors
- * Moen Brantford Plumbing fixtures
- * Brushed Nickel Ceiling fans w/light kits-All Bedrooms
- * Crown Molding in Living, Dining, Kitchen, and Master
- * 6" Base Boards
- * Brushed nickel door hardware
- * Soaker Tub in Master Bath
- * Semi-Frameless Shower Glass in Master Bath
- * White rectangular undermount sinks in all bathrooms

Kitchen

- * 42" Upper Cabinets, Third row w/ glass and LED puck lights: Soft close Cabinets w/ Dove Tail Drawers
- * Crown molding on the upper kitchen cabinets
- * Garbage disposal unit
- * Stainless undermount sink/Moen fixtures and sprayer

- * Level 3 Granite with Level 3 Tile backsplash
- * Bosch Energy Efficient Stainless-Steel appliance package- Including: Double Oven, Dishwasher, Microwave, 36" Gas cook top w/ vent hood

Energy Efficient Features

- * Radiant Barrier Roof Decking
- * High efficiency 16 SEER HVAC
- * R-13 insulation in Exterior Walls
- * R-22 insulation in sloped ceiling walls
- * R-38 insulation in Flat ceilings
- * Energy Saving Gas Heating system w/ Electric
- * Ridge Vent Ventilation Combined w/ Continuous Soffit Attic Ventilation
- * Programmable Wi-Fi Thermostat MYQ App
- * Poly-Seal Wall Penetration Sealant
- * Tankless Water Heater

Construction Details

- * Engineered, Individually Inspected Post tension slab
- * Environments for Living Designation
- * 2x6 Exterior Walls / 16" Framing
- * 30-year shingles Certainteed HD
- * Pex plumbing system
- * Garage door opener w/ wifi access
- * 3 Exterior GFI Electrical outlets
- * Foundation, Framing, Mechanicals Inspected by 3rd Party
- * Tongue & Groove Sub-Floor
- * Kwikset Deadbolts on all Exterior doors
- * Exterior Front and Rear Lighting per plan
- * Pre-Wired Alarm System
- * Gas & Electric hook up for Washer & Dryer
- * **Boat Dock Included (@ 11'x26' Boat Slip w/ (2) @ 4'x30' Decks on each side of slip)**

Warranties and Inspections

- * Hallmark Builders. Step by Step Program
- * Pre-construction meeting with building supervisor
- * Pre-drywall meeting with building supervisor
- * Pre-closing meeting with building supervisor
- * Builders 1-2-10 Warranty
- * Acceptance Walk at 100% Completion

****In a continuing effort to improve the homes we build, Hallmark Builders, reserves the right to change plans, pricing and specifications without notice.**

2-10-2020

