



3610 Hilldale Selections Contract Addendum

10/6/25

1. Pre-Sold Spec Home
 - a. Cobalt Ventures, LLC (license #72148) has been hired by the Seller to build the home.
 - b. The home is a spec home that is pre-sold with input from the Buyers.
 - c. The home is **not** a custom home. Since this is not a custom home, the Buyers will **not** receive walks with the builder and subcontractors such as framing, low voltage, plumbing, electrical, and HVAC walks.
 - d. The home will be built substantially similar to the plans and selections in accordance with building codes. All home builds do take a certain amount of on-site variances due to the general conditions of construction.
 - e. The Buyers should only visit the home during construction upon a scheduled visit by the Buyer's Agent with the Listing Agent.
2. Selections Designer
 - a. Builder will hire Heather Broyles (<https://heatherbroyles.com/>) to make selections for the house.
 - b. Heather will have a meeting with the Buyers to learn about their design preferences.
 - c. Heather will make selections for the house in accordance with general allowances included herein.
 - d. Heather will prepare a digital book of selections. The Buyers may ask for up to 10% of Heather's selections to be changed.
 - e. Changes above the 10% amount or that exceed allowances will require a paid change order from the Buyer.
3. Appliances.
 - a. Kitchen appliances will be SKS brand: Range, Double Wall Oven, Kitchen Refrigerator, Microwave, Dishwasher
 - b. Buyer may select another brand for appliances. The allowance for appliances is the current rate of SKS brand appliances.
 - c. Zepher beverage centers in media room
4. Fireplaces
 - a. The living room fire place will be a direct vent fireplace
 - b. The patio fire place will be ventless.
5. Cabinets
 - a. Full custom-built cabinets from Fecht Design will be utilized throughout the house.
 - b. The kitchen upper cabinets will extend to the ceiling. Appliances covered with panels
 - c. Bathroom cabinets will be built per the plans

- d. The pantry, butler's area, and upstairs laundry will receive base cabinets with site-built shelving used above
- e. The media room and bonus room cabinets will be lower cabinets only
- f. Island in the primary closet

6. Low Voltage

- a. Low Voltage subcontractor allowance of \$10,000 (labor & materials)
- b. This allowance would include:
 - i. TV/Ethernet pre-wire in each bedroom, living room, patio, office, bonus room, media room and exercise room
 - ii. Security system with approximately 5 cameras
 - iii. At least 1 wireless access point per floor
 - iv. Pre-wire Only: Five zones of speaker systems powered by Sonos: Living Room/Kitchen/Dining, Patio, Bonus Room, Exercise Room, and Primary Bedroom/Bathroom

7. Electrical

- a. Fixture allowance of \$15,000
- b. 400 amp underground service to the house
- c. Ceiling Fan plus LED ceiling lights in each bedroom, office, bonus room, and exercise room.
- d. Under cabinet lights included in the kitchen
- e. Staircase lights for main staircase from first to second story
- f. Standard switches and outlets throughout house

8. Plumbing

- a. Fixture allowance of \$15,000
- b. Tankless water heater with recirculation
- c. Sink in both laundry rooms
- d. Tall, elongated toilets throughout the house
- e. Tubs vs Showers based on building plans
- f. Tubs will be tub bases with tile surrounds to ceiling

9. Patio

- a. Broom finished concrete floor
- b. Fireplace wrapped in brick
- c. Fully screened-in porch
- d. Wood stairs built from patio to grade – exact location TBD
- e. Vent piping installed to allow buyer to install grill and hood at a future date
- f. Plumbing rough-in only for future sink and gas stub out for future grill

10. Windows

- a. Front windows per front elevation plans
- b. Double hung windows with black exterior trim

11. Exterior Doors

- a. Insulated paint-grade garage doors with windows at top
- b. Paintable French doors at home entrance, from living to patio and exercise room to exterior

12. Interior Trim

- a. Hardwoods throughout first and second stories using #1 White Oak
- b. Engineered hardwood on the basement level at similar price point to #1 White Oak
- c. 8'0" Solid Core interior doors on main level and second story. 6'8" Solid Core interior doors for basement
- d. 6" baseboards on basement level; 8" baseboards on 1st and 2nd floors
- e. 4" trim around doors and windows. Windows to receive window sills
- f. Decorative wall trim on one wall in primary bedroom and guest suite
- g. Decorative ceiling trim in the office
- h. Recessed ceiling with exposed beams wrapped in trim in the primary suite
- i. Trim wrapped beams in the living room and dining room
- j. Site built shelves in all closets
- k. Standard crown molding throughout the main level

13. General Exterior

- a. Brick exterior per front elevation plans. Buyer allowed to substitute finished brick in lieu of paint grade brick at an allowance of 85 cents per finished grade brick. Stock mortar color must be used with a finished grade brick. Standard mortar joints to be used.
- b. Buyer allowed to pick one paint color for brick (if paint grade) and hardi, and one paint color for exterior trim.
- c. Architectural shingles where shown on the plans
- d. Metal roof where shown on the plans
- e. Brick on sides and rear to cover basement
- f. Hardi on sides and rear above basement brick
- g. Two car parking spot at front of home
- h. Concrete (or pavers) on driveway

14. Landscaping

- a. 100% sod on the yard
- b. 3 to 5 zone irrigation system
- c. Significant landscaping between the houses at 3608 and 3610 in the front and side yard to provide visual barrier
- d. Standard landscaping at front of the house
- e. Fenced-in back yard with black aluminum fencing minimum height of 48 inches.