

**BDR HOMES, LLC  
HERITAGE SPECIFICATION ADDENDUM**

**ATTACHED TO** and made part of Earnest Money Agreement for the purchase of  
**Unit** \_\_\_\_\_ in the Community of \_\_\_\_\_, together with  
**Model/Elevation** \_\_\_\_\_, dated \_\_\_\_\_, between  
\_\_\_\_\_, (Seller)  
and \_\_\_\_\_, (Buyer/s)

**THE FOLLOWING specifications are at Seller's option. Seller may change these specifications at any time without notice, provided the substitution is equal to or better than the original in Seller's sole discretion. Requested changes or substitutions are allowable only with Seller approval.**

*These Specifications override Plans and any Marketing Renditions.*

**2400-EXTERIOR DOORS:**

US26 Bright Chrome hinges with Black threshold.



Entry Door: 4-Panel, 1 Lite, steel door. Bore for entry set and keyed dead bolt.

Sliding Glass Doors:  
See Windows.

Weather-stripping:  
Compression on exterior swing doors.

**2500-WINDOWS:**

Dual glazed, with Low E glass and white vinyl frame. Grids are per plan and elevations.  
Sliding glass doors are dual glazed with Low E glass and white vinyl frame. Window screens are included.

**2600-ROOFING:**

30 year laminated fiberglass shingles. Color: Antique Black.  
(Selections may be pre-determined according to jurisdictional regulations and/or Design)



Antique Black

**BDR HOMES, LLC**  
**HERITAGE SPECIFICATION ADDENDUM**

**3100-EXTERIOR ACCENT/VENEER:**

Exterior accent material, type, location, may vary per lot, plan and elevation. Selections may be predetermined by jurisdictional regulations and/or Design.

**3200-SIDING:**

Siding style is determined by plans and elevations. James Hardie "Cemplank" fiber-cement siding. Painted wood barge board and wood horizontal trim with Z flashing. Painted attic vents per elevation. Soffits are rough sawn Fir plywood. All windows wrapped with 9" moisture barrier. OSI "Quad" or equal caulking. Hardware applied per manufacturer specification. Final details are subject to Seller's discretion.

**3300-GUTTERS/DOWNSPOUTS:**

Gutters: 5" K-Line aluminum baked enamel with white finish.  
Downspouts: Painted 2" x 3" rectangular.

**3500-GARAGE DOORS:** N/A

**3600-DRIVES, WALKWAY AND PATIO:**

Exposed aggregate concrete at drives, walkways and patio, per the site plan. Patio size is per plan.

**4200-PLUMBING:**

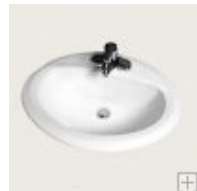
Supply lines to be 1/2" diameter, PEX, cross-linked polyethylene tubing or equivalent. Drain lines are ABS. White fixtures with Chrome faucets, unless otherwise noted. Utility Rooms located on the upper floor will have a washer pan and drain. All shower heads to be installed at 84" above finished floor. Main water shut off valve, to be located \_\_\_\_\_.

**All Bathrooms:**

Toilet: Gerber 21-00 round bowl toilet  
Seat: Bemis 500EC plastic seat  
Trip: Chrome



Sink: Gerber, 12-834-CH, drop in, self rimming Lavatory, color : White



BDR HOMES, LLC  
HERITAGE SPECIFICATION ADDENDUM

Sink Faucet: Moen, Adler, CAL84502, Single Handle Center-set Lavatory Faucet, Color: Chrome



Full Bath Tub/Shower: Maax, TSEA61, 1-Piece, 140099, White 60"L x 31"W x 75"H



Shower Faucet: Moen, Method, Shower Trim #T471, Color: Chrome



**Kitchen:**

Kitchen Sink: Sterling, Middleton 14707-3, Drop in double-Basin Sink, 33"L x 22"Wx7"D. 21 gauge



Kitchen Faucet: Delta, #300-WF, Single Handle Pull Down Sprayer, Chrome



**BDR HOMES, LLC**  
**HERITAGE SPECIFICATION ADDENDUM**

Disposal: Badger/Whirlaway, 1/3 H.P., or equal.

**Utility Room:**

Rough-in for future washing machine.

**Other:**

Water supply for future refrigerator.

Two exterior hose bibs located at \_\_\_\_\_

**4300-HVAC:**

All Ducting is per Washington State Energy Code requirements at time of permit. Layout is determined by Seller and HVAC contractor.

Furnace: 95% efficient AFUE gas furnace with setback thermostat.

Fans/Venting: Intermittent Whole House fan, to meet VIACQ code, section 303.4.1.1 requirements. Bath fans are 50 CFM, unless otherwise noted. Vent-Hood/Micro-Hood vented per manufacturer specifications.

Gas Piping: Furnace, hot water tank, and range.

Hot Water: 50 gallon, natural gas, water heater.

Dryer Vent Box: DBX 1000.

**4400-ELECTRICAL:**

Units are wired per plan and in accordance with required building codes. Exact placement of openings may vary with field conditions. Size service panel to meet code and load requirements of the unit. Single pole rocker style (Decora type) switches and standard duplex outlets.

Lights at vanities to be centered over sinks. Center of box set at 84" above finished floor, except at Hall and 120v smoke alarms wired per code.

One GFI protected outlet.

Front and/or Street-side elevation Exterior Lights to have photo-cell.

Kitchen switches and outlets in backsplash are set vertically at 47" to top of box, above finished floor.

Per WA. State Energy Code, all exterior lighting attached to house must be installed with compact fluorescent bulb converter for medium based sockets.

**4450-LOW VOLTAGE:**

Phone/Cable TV:

One phone outlet at bedrooms, per plan

One cable outlet at Bedroom(s), and Family Room/Great Room per plan.

Data:

One data outlet at Bedroom(s), Family Room/Great Room per plan.

**BDR HOMES, LLC**  
**HERITAGE SPECIFICATION ADDENDUM**

**4600-INSULATION:**

Insulation installed is in accordance with Washington State Energy Code requirements at time of permit.

Exterior walls: R-21 un-faced high density batts.  
Attic: R-38 blown Unsafe approximately 14.75" thick.  
Crawl: R-30 un-faced batts.

**5100-DRYWALL:**

Square corner application throughout.

Walls and Ceilings:  
Light Fog and Dash texture throughout.

Drywall Primer: Sherwin Williams or equal.

Interior Windows and Doors:  
All windows are drywall wrapped on 3 sides with painted MDF sill and aprons.  
Bi-fold doors are fully cased with ½ jambs.  
Swing doors are fully cased with regular jambs.  
Sliding glass doors are MDF lined and fully cased.

See Millwork

**5200-PAINTING:**

Exterior: All paint is Sherwin Williams or equal as approved by contractor. Colors may be pre-determined from Sellers color schemes.  
Gutters and fascia are trim color. Corner boards and downspouts are body color.

Overall Body: SW Diverse Beige 6079 All seasons acrylic flat  
Trim: SW Everyday White 6077 All seasons 100% acrylic satin.  
Entry Door: SW Everyday White 6077 Semi-gloss enamel.  
Shutters (where applicable): 100% acrylic semi gloss exterior enamel.

Interior Walls and Ceilings:  
Body: Sherwin Williams: SW 6106 Kilim Beige

No color matches will be allowed. One color in all dry Living areas.  
Color combinations are pre-selected and coordinated with the approved interior finish schemes.

Flat finish throughout except satin finish at Baths.

Interior Millwork:  
Semi-gloss latex enamel throughout. Base molding at cabinet locations are finished same as cabinets.  
Trim: Sherwin Williams: SW 7012 Creamy

**6000-CABINETS:**

**BDR HOMES, LLC**  
**HERITAGE SPECIFICATION ADDENDUM**

Cabinets in Birch wood, with white melamine interiors and shelving, and concealed hinges. Stain per color scheme.



Kitchen: 36" upper cabinets with medium crown molding and full depth adjustable shelves in base cabinets.

24" deep Cabinet over Refrigerator.

All Baths: 36" high base cabinet.

**6100-HARD SURFACE FLOORS: N/A**

**6200-INTERIOR MILLWORK/DOORS:**

Main and Upper Floors Base Molding:

1/2" x 4", MDF flat stock throughout, includes stair landing.

Windows: Windows are drywall wrapped throughout with sill and apron in MDF.

Door Casing: Swing doors and sliding glass door, are fully cased with 1" x 4" MDF flat stock. Bi-Fold doors have 1" x4" MDF flat stock headers.

Interior Doors: Masonite, Molded Panel Series, four panel, MDF hollow core door with full jamb and US26 Bright Chrome hinges.

Bi Fold Doors: Masonite, Molded Panel Series, four panel, MDF hollow core bi-fold door.

Master Vanity Mirror:

Sheet mirror above vanity. Light fixture to be mounted in header above mirror. See plan for detail.

Kitchen & Vanity Subtops:

See Hard Surfaces.

Vinyl & Tile Subflooring:

See Hard Surfaces.

**6210-STAIR PARTS: N/A**

**BDR HOMES, LLC**  
**HERITAGE SPECIFICATION ADDENDUM**

**6220-CLOSET SHELVING:**

White wire shelving throughout, per plan.

1" mesh shelving throughout closets with 1 dowel for hanging.

**6300-HARD SURFACES:**

Carpet: Shaw style: Red Bud No. HGE64 filament nylon carpet.  
One color and style carpet will be installed throughout units (hallways, bedrooms, living/dining).

Shaw Queen style: Boathouse No. Q1251 polypropylene fiber, indoor/outdoor carpet with UV stabilizer. One color and style will be installed throughout common hallways and patio areas.  
\*Carpet stair treads have "waterfall" application.

Carpet Pad: 5 lb. Re-bond throughout units.  
No pad needed for "boathouse" style carpet, glue down application.

Vinyl Flooring: Mannington Jumpstart: Ardesia 71173 at kitchen and baths.  
  
1/2" particle board subfloor, to be provided by millwork supplier and installed by trim carpenter.

Laminate: Wilsonart color: 4866K-52 Jeweled Coral at Kitchen Counters and bathroom vanities.

Kitchen Backsplash: 4-6" laminate Hollywood wrap back-splash.

Master Bath Vanity: 4-6" laminate Hollywood wrap back-splash

Cut-out provided for drop in sink.

All Kitchen counters are at standard height, no raised eating bars.

**6400-LIGHT FIXTURES:**

Entry: **Possini Euro Design, 18609, 12 3/4" Wide Ceiling Light Fixture,**  
Flush mount ceiling fixture  
Satin Nickel finish with marbelized glass.  
Width: 15"  
Height: 10"

Dining Room Pendant:  
Contemporary, 17429, six-light chandelier.  
Satin Nickel finish with Alabaster glass.

BDR HOMES, LLC  
HERITAGE SPECIFICATION ADDENDUM

Width/Diameter: 29"  
Height: 24 1/2"

Dining Pendant:

Crescent Lighting No. 578218 **Pendants-Bowl Style**  
Brushed Nickel finish with opal etched glass  
Width/Diameter: 15"  
Height: 19"



Under Stairs and Utility Room:

29625 SA 76-603, flush mount ceiling fixture.  
Satin Nickel finish with Frosted glass.  
Width/Diameter: 8"  
Height: 5-1/4"



Flush Mount Lights: Entry, Hallways, Bedrooms, Kitchen

12088, flush mount ceiling fixture.  
Satin Nickel finish with Frosted glass.  
Width/Diameter: 13"  
Height: 4"



Bathrooms:

Crescent lighting No.9590733-Light Semi-Flush Mount Brushed Nickel Wall Bath Bar Light.  
Width/Diameter: 18"  
Height: 4"



Exterior-Patio:

Crescent Lighting No. 641831 Wall Mount, Satin Nickel.  
Black finish with acrylic diffuser.  
Width/Diameter: 3"  
Height: 7"



BDR HOMES, LLC  
HERITAGE SPECIFICATION ADDENDUM



**6450-BATH/DOOR HARDWARE:**

All door hinges: US26 Bright Chrome finish.



Entry Door:

Schlage Georgian Single Cylinder Satin Nickel Knob Combo.



Interior Doors:

Schlage Georgian style Satin Nickel finish  
Privacy door levers at all Bath Rooms and Master Bedroom.  
Bi-fold door to have small knob pulls.



Bath Trim: Moen Satin Nickel Finish  
One 24" towel bar at all baths  
One towel ring at all baths  
One toilet paper holder at all Bath Rooms

BDR HOMES, LLC  
HERITAGE SPECIFICATION ADDENDUM



\*Address numbers are 4" high in Black finish.

**6500-MIRRORS / SHOWER DOORS:**

Mirrors are to be field measured and secured with mastic only. Sizes vary per plan.

All Baths: Sheet mirror. Light fixture to be mounted in header. See plan for detail.

Hall Bath: Sheet mirror, extends from top of backsplash to bottom of light fixture. Finish bottom edge with chrome schluter.

**6600 – APPLIANCES**

Range: Whirlpool Free Standing Range Model No. RF110AXSQ Color: White



Microwave: Whirlpool over the range 1.6 cubic feet, model no. WMH1163XVQ, color: white



BDR HOMES, LLC  
HERITAGE SPECIFICATION ADDENDUM

Dishwasher: Whirlpool built in dishwasher, energy star with front panel controls model no. DU1014XTXQ,  
color: white.



**6800-LANDSCAPING:**  
landscaping per Builder's standard.

\_\_\_\_\_  
BUYER \_\_\_\_\_ DATE \_\_\_\_\_ PURCHASING \_\_\_\_\_ DATE

\_\_\_\_\_  
BUYER \_\_\_\_\_ DATE \_\_\_\_\_ PURCHASING \_\_\_\_\_  
DATE