

ADDENDUM A

LAKE LAND BUILDERS

SPECIFICATIONS

Lake Land Builders shall hereinafter refer to as the "Seller" and/or the "Builder". The "Buyer" and/or "Client" is to whom the "Addendum" is signed with.

Property location: Custom house built at 2052 Barber Dr Stoughton WI 53589

House Plan Dated: 11-25-24

1. PRE-CONSTRUCTION & PERMITTING

PRE-CONSTRUCTION:

- Professional House Designer services.
- Dedicated site Project Manager.

PERMITTING:

- Home staked on lot and surveyed by Licensed Surveyor.
- Apply and obtain all necessary building permits.

2. EXCAVATION, GRADING, SEPTIC SYSTEM AND WELL

EXCAVATION:

- Strip topsoil on lot. Dig basement, install sewer and water lateral.
- Silt fence and erosion control included.
- Backfill once foundation is installed

GRADING:

- Rough grade stone driveway and sidewalk to front door.
- Topsoil from lot re-spread. Rough grade subsoil to pitch away from home.

3. FOUNDATION

FOOTINGS:

- 8" high by 16" wide minimum.

WALLS:

- Exposure walls will 8" wide by 3'-9" minimum high.
- Full basements as per plan.
- All garage walls will be 8" wide as per plan.
- Anchor bolts or approved foundation straps will be used to secure structure to foundation.
- Wall heights may need to be adjusted due to grade, if changes need to be made this will affect the price at the expense of the owner/ buyer.

DRAIN TILE: Exterior and interior drain system “Form-A-Drain” running continuously around interior and exterior of all living areas to a sealed sump pit with crossovers per code.

SUMP PUMP: Electric sump pump, connected to the drain tile, and discharge to outside or to the storm sewer, where applicable.

4. FLATWORK AND DRIVEWAY

BASEMENT FLOOR:

- All concrete cracks, we attempt to control with control joints.
- The basement slab is 3” of poured concrete, with a hard-trowel finish over a 4-mil vapor barrier.

GARAGE FLOOR:

- The garage floor is a 4” poured concrete slab.

EXTERIOR FLATWORK

- Concrete driveway and sidewalk will be a 4” in slab.
- Front stoop will have no greater than an 8.50” step into the garage.
- City sidewalks will only be replaced if the city requires it, this will be at the owners/ buyer’s expense.
- Concrete approach, thickness & design per municipality.

5. FRAMING MATERIAL

WALLS:

- Exterior Wall System: 2 x 6 (House) and 2 x 4 (Garage) with ½” OSB sheathing,
- 16” on center stud walls. Treated bottom plates on all concrete area’s standard.
- FLOORS: Engineered I-joist floor system (spans and spacing per plan) with treated sill plates secured on top of foundation over sill sealer.
- Subfloor is ¾” tongue and groove sheathing glued and nailed.
- All exterior wall will be cover with Tyvek moisture barrier.

TRUSSES:

- Engineered per manufacturer’s specifications, 24” on center with pitch per plan.
- Overhangs and gable end are as per plan.

RAFTERS:

- Conventional rafters which are sized and spaced per plan.

CEILING HEIGHTS:

- All ceiling heights are stated on plan.

ROOF SHEATHING:

- 7/16 OSB installed with H clips.

6. ROOFING

MOISTURE PROTECTION

- Ice/water shield at eaves and valleys.
- Synthetic felt laid horizontally.

SHINGLES:

- 30-year dimensional fiberglass shingles. (Owens Corning Duration Series)

FLASHING:

- All galvanized valley flashing per plan with aluminum drip edge.
- Synthetic rubber boots for roof penetrations.

7. WINDOWS & EXTERIOR DOORS

WINDOWS:

- White vinyl windows exterior
- The thermo-break low "E", argon-filled high-efficiency windows with screens.

FRONT DOORS:

- 1¾" insulated fiberglass door per plan, adjustable, threshold, compression weather stripping, dead bolt and keyed alike door knob. Door is painted on the interior with the color of the interior walls. Exterior color is customer's choice or per plan. Front door to be 36" as stated on plan.

FIRE DOORS:

- 1¾" insulated steel door with adjustable, threshold, compression weather stripping and keyed alike door knob. Door is painted on both sides with the color of the interior walls.

PATIO DOOR:

- White Anderson Patio doors/ white interior with a fiberglass screen, per plan.

8. HOME EXTERIOR MATERIAL

SIDING:

- Double 4" Cedar Knolls, Norandex siding and gable accents.
vinyl color: Standard color
- Aluminum fascia & aluminum soffit as per plan.

TRIM:

- window/door wrap is to be LP on all elevations per base plan/elevation. This includes the doors, windows, garage door trim and front porch details, per plan.

VENTILATION:

- Soffit vents as intake and continuous ridge vents (or equal) as outflow in attic for balanced attic ventilation system.

GUTTERS & DOWNSPOUTS:

- Seamless 5" with 2" x 3" downspouts with turned extension to minimum 36" length.

MASONRY:

- Is to be a Dutch Quality stone on the front of the house as per plan.

9. INSULATION

BASEMENT:

- Furred wall will have an R-11 or better fiberglass batt installed covering concrete.

EXTERIOR FRAMED WALLS:

- R-19 fiberglass batt insulation installed in all wood wall cavities.
- 4-mil poly vapor barrier will be installed over all wood framed exterior walls and ceilings that meet trusses.
- Box sills will be spray foamed.

FLAT CEILINGS:

- Blow-in insulation over living space to achieve total R-50 system.

AIR INFILTRATION:

- All plate penetrations are sealed with caulk or foam sealer.
- All windows and exterior door jambs sealed with spray foam.

10. HEATING & AIR CONDITIONING

FURNACE:

- Carrier 96.5% high-efficiency natural gas forced-air furnace sized for each model. Digital, programmable thermostat is located per plan.

CENTRAL AIR CONDITIONING:

- Carrier 16 seer AC unit

THERMOSTAT:

- Honeywell Thermostat.

DUCT WORK:

- The duct work is engineered and sized according to the plan. Dampers are placed at trunk lines and supply lines. Registers are typically placed near the walls. Dryer vented to exterior.

RETURNS:

- All living and bathroom areas are engineered and sized according to the plan. High low returns included.

FANS:

- All baths to have exhaust fans hard-ducted to the exterior. Powder Room at 80 CFM, Main Bath at 110 CFM, and the Primary Bath at 110 CFM.

HOOD VENTING

- Install venting for a hood that pushes no more than 400 CFM of air.

GAS PIPING:

- To furnace and hot water heater.
- Fireplace
- Range.

11. PLUMBING

SUPPLY:

- CPVC or equivalent ½" minimum supply to fixtures. Shut-off valve at all sinks, toilets and water heater, exterior meter and two exterior hose bibs. Rough-in plumbing for future bath in basement (shower, toilet and vanity drains).

WASTE:

- PVC (schedule per application).
- Garbage disposal

WATER HEATER and SOFTNER:

- Rheem 50-gallon power-vented water heater with glass liner or equivalent.
- Capital WS-24 24,000 Grain Metered Water Softener w/ 3 Pipe System

SUMP PUMP:

- Sealed sump pump and pit.

LAUNDRY:

- Hot/Cold supply with drain in location per plan.

FIXTURES:

- Refer to plumbing portfolio.

12. ELECTRICAL

SERVICE:

- 200 AMP panel, location verified in the field. 40 circuit breaker capacity with all receptacles and switch locations per code. 220V outlets standard at the range and dryer.

FIXTURES:

- Picked out by buyer, refer to allowance.

SWITCHES/OUTLETS:

- All switches are toggles. GFCI outlets in series.
- Color of switches and duplexes optional.
- TV-Cable outlets (RG-6) = 1 per bedroom + 1 in Great Room

- Door chime with one button at front door.
- Overhead garage door opener outlet. Two exterior GFI outlets.

SMOKE DETECTORS:

- Smoke detectors interconnected with battery back-up, located per plan/code. One carbon monoxide detector per floor (not including basement).

WALK THROUGH: Each new home is subject to change as homeowners have the ability to change and add extra outlets and lights that are not in the general estimate.

13. INTERIOR WALLS

DRYWALL:

- ½" for all walls and first floor ceilings; ⅝" all truss ceilings.
- Includes square corner bead.
- Orange peel texture with primed and painted finish.
- Garage will meet fire code, drywall adjacent to all living area walls and ceilings.

14. FIREPLACE

UNIT:

- Heat & Glo 6000C IFT
- - 16,000 - 30,000 Btu/Hour Input NG - 17,000 - 29,000 Btu/Hour Input LP - 12 ft Wall switch wire - Tempered glass - 6 ceramic fiber logs - Junction box - Gas flex connector - Battery backup - Glowing embers - Ceramic Fiber Burner Top - IntelliFire Touch Ignition System
- Fireplace to be placed on the floor.
- Fireplace face will be stone approx. 54" high with a wood beam mantle.

15. INTERIOR TRIM

WINDOWS:

- Solid pine sills painted at windows. Drywall returns at sides and top.

DOORS:

- Prefinished white 3 panel all other doors as per plan.

TRIM:

- Primed and painted 2.5" casing and 3.5" base square.
- Maple rectangle handrail with square iron balusters.
- Maple rectangle handrail where baluster isn't needed.

HARDWARE:

- Schlage Georgian door hardware:
- Exterior locks keyed alike with deadbolt on all exterior doors. Door stops included. Privacy knobs are standard on all baths and primary bedroom.

- All other interior door knobs are to be passage knobs.

SHELVING:

- White solid closet shelving and unfinished pine clothing poles in all bedroom closets and hall closets.
- Linen and Pantry closets with shelving only (5 rows). Custom corner cubbies in mud room.

16. PAINTING/STAINING

INTERIOR:

- Interior painting in latex flat finish throughout the home in one color.
- Handle rails and skirt boards will be painted or stained, owner's choice.
- Exterior doors will be painted.
- Door jambs will be painted to match the doors.

17. CABINETS

KITCHEN:

- All cabinets are ordered white unless changed by Buyer/Owner
- Kitchen cabinets, layout per plan
- Amish made Maple cabinets, in various door styles and finishes
- Includes 42" wall cabinets, 36" base cabinets, lazy Susan corner cabinets (if applicable), with recessed hinges on cabinet doors.
- Soft close drawers and doors included.
- Double trash/recycling receptacle cabinet included
- Utility cabinets to include roll out shelves
- 5000.00 appliance allowance
- Hood and mechanical will be provided by buyer

BATHS

- layout per plan
- Vanity cabinets
- 36" base cabinets
- Soft close drawers and doors included

18. COUNTERTOPS

KITCHEN:

- Installed Quartz chosen by the homeowner.

BATHS:

- Tier 1 Granite countertop with integral round bowl.

19. FLOORING

CARPET:

- Bedrooms, bedroom closets and office.

LVP:

- Kitchen, foyer and hallway on first floor, laundry and dining.
- Lower-level family room and hallway

TILE:

- Bathrooms, walk-in primary bath shower walls with fiberglass base.
- This list is based off the flooring budget and won't be changed until builder, buyer and flooring company are all informed.

20. LANDSCAPING

LAWN:

- Graded and seeded.

WALLS:

- Block walls on the left and right side of the house if needed.

21. GARAGE DOORS

OVERHEAD GARAGE DOOR:

- Hormann 2" insulated steel panel
- 1 opener per door and two remotes.

22. ACCESSORIES

MIRRORS:

- 3/16" Plate-glass mirror installed above all vanities.

CABINET HARDWARE:

- Provided by Buyer and installed by Builder.

BATH ACCESSORIES:

- Provided by Buyer and installed by Builder.

23. CLEANING, WASTE REMOVAL, & UTILITIES

WASTE REMOVAL:

- Removal of all debris throughout the entire building process.

UTILITIES:

- Permanent or temporary Gas and electric needed for the construction of the project.

CLEANING:

- Complete interior post-construction cleaning.

24. LIMITED WARRANTY (24-38)

For (1) one-year from the substantial completion date of this Limited Warranty, Builder, for itself and its subcontractors, warrants that the Home will be free from defects due to non-compliance with generally accepted standards of quality in the home construction industry as defined by the edition of the "Suggested Standards for Residential Construction" published by the Madison Area Builders Association current at the time of execution of this Limited Warranty.

All communication in regards to warranty issues, unless it is an emergency, will need to be done by email to: David@performancext.com

After move in any issue that would be deemed an emergency will be taken care immediately. All other items such as drywall cracks, cabinet adjustments etc. will be taken care of in between the 11-12 month of the warranty.

The homeowner is responsible for setting up and communicating to David any issues that need attention.

Coverage under this (1) one-year Limited Warranty includes, but is not limited to the following:

- a. structural defects of material significance appearing in load bearing walls, roof trusses, or floor joists.
- b. foundation; defects caused by the settling of any walls supported by footings will be remedied. Client is advised that small cracks will appear in concrete as it dries and, unless they result in water leakage, and/or exceed industry standards, such cracks are excluded hereunder. Industry standards for this purpose shall be ¼" wide and 3/16" ledger.
- c. warping which occurs due to normal drying of wood products including doors, windows, screens and storms.
- d. flooring squeaks when caused by expansion and contraction of heating or cooling ducts.
- e. drywall nail pops, drying cracks, or corner bead separation will be covered and re-textured. CLIENT IS REQUIRED TO RETAIN A QUANTITY OF PAINT FROM THE ORIGINAL APPLICATION in order to assure a color match after completion of repairs.
- f. cabinet doors will be adjusted if they fail to open or close properly.
- g. doors, interior and exterior, will be adjusted if they fail to open or close properly or if a separation at the threshold or joint appears.
- h. plumbing leaks in pipes or pipe joints which are not caused by Client's lack of maintenance or additions and modification or other changes made to plumbing system by Client.
- i. electrical system including failure of electric switches, outlets, wiring, GFI circuits or other circuits not caused by Client's failure to properly use or maintain, or additions and modifications and changes made to the electrical system by the Client. Damage caused by overloading and use of defective appliances shall be excluded.
- j. re-securing, tightening or adjusting of fixtures, cabinets and mirrors, which is not a result of misuse or abnormal wear and tear.

25. EXCLUSIONS

The following are not covered by this Limited Warranty:

- A. fixtures, appliances, attachments, materials, supplies and items of equipment which are covered by the manufacturer's warranty (see "Assignment of Manufacturer's Warranty"); and any separate items of equipment, such as air conditioners, furnaces and water heaters, whether or not they are covered by a manufacturer's warranty.
- B. any defects related to services or materials supplied by Client or a third party hired by Client. Client must look solely to himself, herself or themselves or the third party for any warranty on such defects. Builder does not warrant the work of Client or Client's contractors, agents, employees, or other third parties brought in by the Client.

- C. defects in outbuildings including detached garages and detached carports (except outbuildings which contain the plumbing, electrical, heating, cooling or ventilation systems serving the Home), swimming pools and other recreational facilities, driveways, walkways, patios, boundary walls, retaining walls, bulkheads, fences, landscaping (including sodding, seeding, shrubs, trees and plantings, whether pre-existing or installed by Builder), offsite improvements, or any other items or property not a part of the Home itself.
- D. settling of earth around the home or leakage created by settling of earth.
- E. any damage to the extent it is caused or made worse by:
 - i. negligence, improper maintenance or improper operation by anyone other than Builder or Builder's employees;
 - ii. Failure by Client or by anyone other than Builder or its employees, agents or subcontractors to comply with the warranty requirements of manufacturers of appliances, equipment or fixtures;
 - iii. failure by Client to give notice to Builder of any defects within 30 days after discovery of the defects;
 - iv. changes in the grade of the building lot by anyone other than Builder, its employees, agents or subcontractors;
 - v. changes, alterations, or additions made to the Home by anyone other than Builder, its employees, agents or subcontractors;
 - vi. dampness or condensation due to the failure of Client to maintain adequate ventilation.
- F. any loss or damage caused or made worse by an unreasonable delay in allowing Builder, its subcontractors or employees access to the property to make alterations or repairs.
- G. normal wear, tear and aging which includes small cracks in concrete, cracking, expansion, drying or shrinking of wood materials, including siding, trim, etc. and accompanying caulking and damage to flooring caused by high heels, furniture, and the like.
- H. loss or damage, not otherwise excluded under this warranty, which does not constitute a defect in the construction of the Home by Builder, its employees, agents or subcontractors.
- I. loss or damage resulting from accident, fire, explosion, smoke, water escape, lightning, high winds, floods, abuse, or other unusual occurrences or climactic conditions.
- J. damage due to wild or domestic animals or insects.
- K. any condition which does not result in actual physical damage to the Home, including, but not limited to, variation in color, grain, and texture of natural wood trim, doors, and other wood finishing materials or stone materials.
- L. variation in temperature from one room to the next in a multi-level home.
- M. bodily injury or damage to personal property.
- N. consequential, incidental and punitive damages.
- O. painted surfaces, caulking, grout and other maintenance items.
- P. cracking, heaving, settling, flaking, and chipping of concrete walks, service walks, patios, and driveways.
- Q. any defect in, or caused by, materials or work supplied by anyone other than Builder, its employees, agents, or subcontractors. Such materials or work include, but are not limited to: normal wear and tear or normal deterioration.
- R. seeded lawns are accepted in "As is" condition. Client is responsible for repair of wash outs, settling, watering, touch-up re-seeding, and other maintenance and repair.

26. CAUTION

Energy efficiency in this Home is achieved by construction methods which reduce air infiltration and air changes per hour. This may result in a concentration of water vapor from cooking, showering, etc., which, at excessive levels, can cause property damage. Likewise, concentrations of chemical compounds, radon or other gases or minerals released from soil, household furnishings, personal possessions, and building materials, at excessive levels, may create irritant effects or health hazards. Client can minimize adverse effects by proper utilization and maintenance of ventilation fans or other methods or systems and/or other ventilation devices installed by the Builder and by opening doors and windows to increase ventilation.

CLIENT HEREBY ACKNOWLEDGES THAT CLIENT HAS BEEN INFORMED OF SUCH HEALTH RISK, THAT CLIENT SHALL HAVE THE SOLE DUTY OF TAKING ALL ACTION TO PROTECT AGAINST THAT RISK, AND THAT CLIENT ASSUMES ALL RISK OR DAMAGE OR INJURY WHICH MAY ARISE AS A RESULT OF, OR IN ANY WAY CONNECTED WITH, SUCH CONSTRUCTION METHOD AND HEREBY FULLY, FINALLY AND FOREVER RELEASES AND DISCHARGES BUILDER, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY AND ALL CLAIMS, LIABILITIES AND EXPENSE AND DAMAGES THEREFROM WHATSOEVER, WHETHER NOW KNOWN OR HEREAFTER KNOWN, WHICH CLIENT OR ITS ASSIGNS MAY HEREAFTER HAVE AGAINST BUILDER, ITS OFFICERS, EMPLOYEES AND AGENTS. REGARDING THE MATTERS REFERRED TO IN THIS PARAGRAPH, BUILDER MAKES NO EXPRESS OR IMPLIED WARRANTY OF HABITABILITY, MERCHANTABILITY, FITNESS OR OTHERWISE. CLIENT SHALL DEFEND, INDEMNIFY AND HOLD BUILDER HARMLESS FROM ANY CLAIMS FOR PERSONAL INJURY, PROPERTY DAMAGE OR OTHERWISE BASED ON THE MATTERS DESCRIBED IN THIS PARAGRAPH. THIS INDEMNITY INCLUDES ANY REASONABLE ATTORNEY'S FEES AND DISBURSEMENTS WHICH BUILDER MAY INCUR IN DEFENDING ITSELF AGAINST SUCH CLAIMS.

27. EXCLUSION OF OTHER WARRANTIES AND REMEDIES

THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE OF THIS DOCUMENT. ALL IMPLIED WARRANTIES, WHETHER OF MERCHANTABILITY, FITNESS OR OTHERWISE, ARE HEREBY EXPRESSLY EXCLUDED. BUILDER'S LIABILITY IS LIMITED TO THIS WARRANTY. BUILDER SHALL NOT BE SUBJECT TO ANY OTHER OBLIGATIONS OR LIABILITIES WHETHER ARISING OUT OF BREACH OF CONTRACT, (INCLUDING NEGLIGENCE AND STRICT LIABILITY) OR OTHER THEORIES OF LIABILITY, WITH RESPECT TO THE WORK PERFORMED BY BUILDER OR ANY UNDERTAKINGS, ACTS OR OMISSIONS RELATING TO THAT WORK. IF THE PRECEDING SENTENCE IS TO ANY EXTENT HELD INEFFECTIVE, ANY CAUSE OF ACTION AGAINST BUILDER BASED UPON TORT SHALL LAPSE UNLESS SUIT IS COMMENCED AGAINST BUILDER BY THE LATER OF ONE YEAR FROM THE DATE OF THIS WARRANTY OR ONE YEAR FROM THE DATE THAT THE CLAIMANT KNEW OR REASONABLY SHOULD HAVE KNOWN OF THE INJURY OR DAMAGE TO CLAIMANT.

28. ASSIGNMENT OF MANUFACTURER'S WARRANTIES

Builder hereby assigns to Client all manufacturer's warranties, if any, on items Builder has provided as part of the home.

29. TIME OF NOTICE OF CLAIM

Client must give written notice to Builder of any defect in any item covered under his warranty within thirty (30) days after the discovery of the defect AND within the one-year term of this warranty. In the event of a problem associated with water infiltration or damage or any other problem which may result in further damage to the property, Client hereby agrees to notify Builder immediately after discovery. Any loss or damage caused or made worse by an unreasonable delay in notifying Builder will be the responsibility of the Client. In the event of damage or other problems with shingles or siding, Client shall notify Builder of the date and time of the occurrence.

30. NOTICE

All notices to Client or Builder must be personally delivered or sent by first class mail to the last known address of the recipient.

31. REMEDY

If, within one year from the date of this Limited Warranty, a defect occurs in any item which is covered by this warranty, Builder in its sole discretion shall repair, replace the defective item. Builder has the right to choose whether to repair, replace or pay. Builder will make said repairs or adjustments within ninety (90) days of receipt of notice from Client subject to weather conditions, strikes, work stoppages, material availability, warranty coverage disputes, access to property and emergencies. In the event of an emergency which could result in further damage, Builder shall make all reasonable attempts to respond immediately upon notice from Client.

32. SERVICE AND REPAIR CHARGES

In the event Builder, its agents, employees, or service subcontractors make a service call requested by the Client, which call results from a problem, repair, alteration, or replacement which was caused by unusual weather conditions, Client negligence, failure to perform maintenance, alteration of equipment or improper use of equipment, use of equipment in conjunction with faulty appliances or other attachments, Client shall promptly pay Builder or subcontractor for the service call. Charges for service calls will be reasonable and consistent with typical industry billing rates in the area.

33. ARBITRATION/DISPUTE SETTLEMENT

If any dispute arises relative to this warranty, Client and Builder shall settle the dispute by arbitration. If a dispute arises out of or relates to this Limited Warranty including, but not limited to, coverage under this Limited Warranty, available remedies under this Limited Warranty, limitations on other remedies, alleged breach of this Limited Warranty, or the work performed or to be performed thereunder, and if the dispute cannot be settled through direct discussions, the parties agree to first endeavor to settle the dispute by mediation administered by the American Arbitration Association or the National Academy of Conciliators (Builder's choice as to mediation service) before resorting to arbitration. Thereafter, any unresolved controversy or claim shall be settled by arbitration administered by the American Arbitration Association or the National Academy of Conciliators (Builder's choice as to arbitration service) and judgment upon the Award rendered by the arbitrator may be entered in any Court having jurisdiction thereof.

34. INDEPENDENCE FROM PURCHASE CONTRACT

This Limited Warranty is independent of any building contractor offer to purchase between Builder and Client for the construction or sale of the Home. Contract disputes are not eligible for settlement by arbitration under this Limited Warranty.

35. GENERAL PROVISIONS

If any provision of this warranty is determined to be unenforceable, that determination shall not affect the enforceability of the remaining provisions. This warranty is binding upon Builder and Client. This warranty shall not apply if there is any money owed the Builder on the Construction Contract, including extras or change orders.

36. INSURANCE

Any repairs or replacement for items which are covered by insurance will entitle Builder to an assignment of the insurance proceeds to the extent of the cost to Builder of such repair or replacement.

37. ENERGY EFFICIENCY

Energy efficiency in the building is achieved by construction methods which reduce air infiltration and air changes per hour.

38. NOTICE OF LIEN

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT HEREBY NOTIFIES BUYER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON BUYER'S LAND MAY HAVE LIEN RIGHTS ON BUYER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE BUYER OR THOSE WHO GIVE THE BUYER NOTICE WITHIN 60 DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, BUYER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE BUYER AND THE BUYER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

NOTE

Options/Community restrictions may supersede Standard Specifications. Lakeland Builders LLC has the right to change specifications, if necessary, to improve performance or if current products are not available.

ALLOWANCES

The following allowances are included in the Offer to Purchase Price:

1. Shower Door	1700
2. Lighting Fixtures	2000
3. Flooring	20000
4. Countertops	8000
5. Plumbing Allowance	22500
6. Cabinets	16500
7. Appliances	6500

If the cost of any Allowance item exceeds the Allowance for such item, Buyer will pay to Seller, as an addition to the Construction Price, the amount by which the actual cost of such item exceeds the stated Allowance.

If the cost of any Allowance item is less than the Allowance for such item, Owner will receive a credit against the Construction Price equal to the amount by which the cost of such item is less than the Allowance.

All change orders and overages to allowances will be paid prior to closing and within 7 days of issuing change order.

Based on supply chain issues some items in our documents may need to be substituted with similar products from a different supplier or manufacture.

GENERAL LIST OF OPTIONS INCLUDED IN PRICE

Decks

Shower door

ADDENDUM A LAKE LAND BUILDERS SPECIFICATIONS SIGNATURE PAGE

Lakeland Builders LLC

Chad Strutzel, *Member*

[Contract Date]

BUYER

[Contract Date]

[Contract Date]

