

GRE Construction Addendum to Contract

This addendum to the Offer to Purchase and Contract dated _____ between _____.

Buyer and GRE Construction, LLC., Seller regarding property known as _____ in or near the County of Pitt, North Carolina, by reference hereto, is incorporated in and is a part of said contract, as follows:

1. Closing Attorney to be the Jones Law Firm – 117 West 4th Street Greenville, NC 27858 loandocs@jones-law.net 252-758-1212
2. Buyer acknowledges the Seller’s payment of closing cost is contingent upon Buyers utilizing Seller approved Vendors.
3. Buyer has received Restrictive Covenants from his/her Agent and acknowledges his/her responsibility to read them for compliance.
4. Buyers are advised that all fencing, exterior home modifications, and/or outbuildings must be approved by the Homeowners Association. The restrictive covenants should be reference for guidelines.
5. It is Buyer’s responsibility to confirm school assignment and any potential redistricting.
6. Renderings of floor plans and elevations may differ slightly from actual home when construction is complete.
7. The Buyer is responsible for having the utilities turned on in their name within 3 days after closing, i.e., electric, water/sewer, gas.
8. Buyers may not engage the project manager, or tradesman/subcontractors to make additions or changes of any kind while under construction and/or prior to closing. Such changes must be coordinated between their agent and the Builder Representative.
9. Buyer to coordinate all available interior and exterior selections through builder. The stage of construction at the time of contract will determine which changes the builder will accommodate.
10. Upgrades, changes, and additions must be paid for in advance and are non-refundable. Any upgrade changes have the potential to delay the closing date.
11. In accordance with the Builder’s Insurances Company and NC State Law:
 - A. Buyers understand and agree that they will not be on the job site between the hours of 6:00am and 6:00pm during the weekdays unless accompanied by their Agent.
 - B. Buyers understand that they enter the job site at their own risk, even when accompanied by Builder or Agent.
 - C. Buyers enter job site after hours at their own risk.
12. Buyer understands that the Builder will not deliver possession until the Warranty Deed has been recorded and the funds have been disbursed.
13. The Buyer acknowledges they have reviewed the recorded plat for all notations on the Lot reference herein
14. Buyer acknowledges that the One-Year Builder Warranty covers structural items only and does not include cosmetic items to include paint, landscaping, and small concrete cracks.
15. Buyers walk thru of the home will be scheduled through the agents upon home completion. The walk thru should be scheduled at least a week prior to closing but must take place no less than three business days prior to closing.
16. Builder shall diligently pursue the construct of the house and shall complete construction as a “turn- key” job on or before the closing. If the Seller is delayed at any time in the process by any of the following: a.) any act of neglect of Buyer; b.) any changes ordered in the construction; c.) material shortages, adverse weather conditions, or delays in transportation which were reasonable anticipated or d.) acts of God, then the time for completion on construction of the House and closing shall be extended automatically by a reasonable time to account for deal experiences, Construction shall be deemed complete when i.) the House has been completed no accordance with the Plans and Specifications; ii) a Certificate of Compliance has been issued by the appropriate governmental authority having jurisdiction over the construction of the House. Builder is not responsible for any fees i.e., extension of interest rate lock, etc., resulting in such delays of closings.

(Buyer)

(Builder)

(Buyer)