

Howard Builders

New Construction Acknowledgement 2025

First and foremost, thank you for purchasing a Howard Builders Home. Howard Builders has been constructing new homes in Eastern North Carolina since 1994, and we pride ourselves in delivering to our homeowners a new home that they can be proud of.

As you begin the process of building your new home with Howard Builders LLC, we want to assure you that we are available to answer any questions you may have regarding your home.

We are fortunate that the Wilmington area is attracting nationwide attention for its quality of life. However, the resulting large numbers of people has put heavy pressure on the home building industry. Home building materials remain in short supply and often are subject to sporadic delivery schedules. The home building skills (carpentry, plumbing, electrical, landscaping, etc.) are under tremendous pressure to produce the largest number of homes ever built in the history of our area and throughout the country. Our county and city inspection departments are finding themselves hard pressed to meet inspection schedules in a timely manner. The result is that precise scheduling of new home construction is very difficult.

It is the policy of Howard Builders LLC to meet the estimated completion date of your new home, but please keep in mind that it is indeed just that, an estimated completion date. In that regard, please do not lock in loan commitments, schedule movers, utility orders, appliances, etc. at your current residence or in your new residence. Howard Builders LLC will not be responsible for any expenses or fees incurred by the buyer, including but not limited to housing, hotel, moving company fees or fees to extend a rate lock, resulting in such delays of closing beyond the builder's control.

We appreciate the chance to work with you and look forward to this opportunity. We do not mean to excuse delays in building your home, rather to explain that it is a process subject to hundreds of variables, not all of which we can control. The one thing we will not do is compromise that quality of your home to meet estimated deadlines.

Site Visit Policy

Initial _____ As outlined below, there are opportunities to meet with your builder's representative, (Foreman) during the construction of your home. We strongly encourage the buyer to attend these meetings. Please understand that if for any reason you are unavailable to attend any of these meetings, we will continue with construction. Should you elect to have a representative attend any of these meetings on your behalf, any decisions made on your behalf will be binding.

The following meetings are scheduled at specific times during construction:

Pre-Construction Orientation- a meeting to review your plans, selections, changes, and the protocols of the construction process. Any changes after this meeting will require a \$200.00 change order fee and paid for in advance.

Pre-Drywall Electrical meeting- provides an opportunity to make minor changes that would be very expensive to change, after sheetrock is installed. It also gives you an opportunity to make sure that the placement of outlets and light fixtures, etc. is acceptable.

Homeowner Orientation Walk through- you will do a homeowner orientation with our foreman to introduce you to your new home and its many features. At this time, you will have the opportunity to tag any cosmetic imperfections.

Site Visit Policy:

Initial _____ Due to the inherent dangers related to a construction site, including the great potential for injury to non-construction personnel, at the direction of our insurance carriers and in accordance with "North Carolina State Law" the buyer understands and agrees that any other onsite meetings with the builder's representative (foreman) will be made by appointment only and at the sole discretion of the builder. Buyers will not enter the build site during working hours or while sub-contractors are on site. All requests will be directed to our office in the form of an email and not directed to a sub-contractor.

Buyer's Signature _____ Date _____

Buyer's Signature _____ Date _____

Protocols of the construction process:

Due to inherent dangers related to a construction site, including the great potential for injury to non-construction personnel, at the direction of our insurance carrier, and in accordance with "North Carolina State Law" the following policy has been established.

_____ 1. Buyer(s) understand and agree not to visit the job site between the hours of 6:00 am and 7:00 pm Monday through Saturday, or if there are sub-contractors on site.

_____ 2. Buyer(s) are to understand that they are entering the job site at their own risk, even when accompanied by the builder or his representative (foreman)

_____ 3. Buyer(s) that visit the job site after hours will be at his or her own risk, even when the builder or the builder's representative (foreman) had knowledge that such a visit may occur.

_____ 4. Buyer(s) will not make additions or do any work to the house or yard while under construction.

_____ 5. Buyer(s) will not engage sub-contractors to make additions or upgrades or selection changes to the house or yard while under construction.

_____ 6. Buyer(s) agree, and it would be unfortunate, if buyers decide to disregard our site visit policy, our sub-contractors have been instructed to leave the job and would have to be rescheduled, which would definitely cause delays to our estimated finishing date.

Buyer's signature _____ Date _____

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