

## Builders Addendum to Offer to Purchase and Contract



1. **Home Inspection** - No Inspection will be scheduled without approval from the listing agent and construction office. Once approved the listing agent must be notified at least 48 hours before the inspection is conducted, with the date and time of the inspection. All Inspections must be completed and all reports must be sent to the listing agent prior to the walk through. The builder will not be responsible for any re-inspect fee for inspections or appraisals.
2. **Punch List Walk Through**- Buyer agrees to be present at the walk through and this will be scheduled by the seller 7-10 days at a minimum prior to settlement. Walk Through scheduling will be Monday -Friday between 9-2:00 pm. This is for the purpose of identifying punch list items and review systems prior to settlement. Buyer will need to allow 1 hour minimum to conduct this walk through. Both buyer and seller must agree to all punch list items. NO punch list item will be accepted prior or after the Punch Line Walk Through has been completed.
3. **Final Walk Through**- It is recommended that a final walk through be done the day of closing. This will be completed by the buyer and agent only.
4. **Settlement**- The seller requires that the buyer uses the builder approved attorney, Jason M. Blackburn, Attorney.
5. **Utilities**- The builder will have the utilities disconnected from the property 48 hours after settlement.
6. In case of a final appraisal and/or reinspect. The lender should be advised that the smooth top range will be installed the week of settlement.
7. Keys will not be disbursed to the buyer until the loan is funded and wired funds have been received by the closing attorney.
8. Buyer acknowledges receipt of the Standard Specifications Sheet.
9. Buyer acknowledges receipt of the 2-10 Home Warranty Brochure as the builder warranty and this warranty will become effective date of settlement.

Seller:\_\_\_\_\_ Date:\_\_\_\_\_

Buyer:\_\_\_\_\_ Date:\_\_\_\_\_

Buyer:\_\_\_\_\_ Date:\_\_\_\_\_