



PARK RIDGE BUILDERS

EST. 1976

A. HOME INSPECTIONS BY LICENSED HOME INSPECTORS

1. Buyer(s) agrees to notify seller within 10 business days from contract acceptance if a home inspector will be retained to assist the buyer during the construction process.
2. All home inspection reports shall be submitted to Homebuilder representative within 72 hours of completion of the home inspection. All home inspectors must be licensed in the State where the house is being built, and the home inspection shall submit proof of workman's compensation and general liability insurance prior to performing work. All inspections must be performed at least 48 hours prior to the Homeowner Orientation in order for Builder to have ample time to make any corrections noted.
3. Home inspectors are not to be present at either the Homeowner Orientation or closing signoff as this time is used by the Home Builder for the buyer's orientation and systems demonstration.
4. Any items noted on home inspection reports will be reviewed by buyer and builder at the Homeowner Orientation to determine which items need addressing prior to closing. Home Inspectors shall not mark, tape or otherwise note any cosmetic items in the home. Cosmetic items shall be addressed per the Builders guidelines.
5. Home inspections or inspectors shall not be used to replace the initial and final walk throughs.

B. CONSTRUCTION ORIENTATIONS AND MEETINGS . Homeowner Orientation and Closing Signoff

1. Buyer(s) understands that all walk throughs will only be performed during business hours of M-F from 8 am.-3 pm. Walkthroughs shall not be scheduled to begin later than 3:00pm. This allows adequate time to complete the walkthroughs. No agents are allowed during the Homeowner Orientation. The Home Orientation must be we the buyers only, no buyer's agent will be allowed at this time. (no children under 12 allowed at Home Orientation for insurance reasons.) Buyer and buyers agent are welcome to do a final walk within 24 hours of closing.

2. Park Ridge advises that buyer attend both Homeowner Orientation and the Closing Signoff. In the event the absent buyer(s) shall appoint in writing an authorized representative to make decisions for the missing buyer, before during and after the walk through and said decisions shall be binding on the missing buyer. All parties recognize that standard policy is to perform Homeowner Orientation in person. Therefore, any additional items discovered in the Closing Signoff or after closing that were not highlighted during the Homeowner Orientation cannot delay closing and will be addressed after closing. Builder agrees to make every effort to fulfill reasonable requests, however the final determination is made by the builder.

3. The purpose of the Homeowner Orientation is to give the Buyer(s) a complete orientation to their new home, and it is also an opportunity to compile a comprehensive punch list of items of concern to the Buyer(s). All cosmetic items to be addressed shall be identified at the Homeowner Orientation. All cosmetic items shall be completed prior to closing; and only through written signed agreement will any cosmetic punch list items survive closing. Cosmetic items are not covered under warranty.

4. The Closing Signoff shall be conducted the day of closing and serves as confirmation that the punch list was completed to the Buyers reasonable satisfaction. Any non-cosmetic punch list items not completed by closing or discovered at the final walk through shall be memorialized in a written survival list signed by both the Buyer(s) and the Builder. The items in the Survival Amendment shall not delay closing. All Survival Amendment items will be completed by the Builder as soon as practicable after closing by mutually agreeable terms.

5. Buyer(s) agrees that no marking or taping of the home will take place other than during the Homeowner Orientation. Any marking or taping the house shall only be performed by the builder representative.

6. All cosmetic concerns (i.e. drywall and paint) will be inspected from 6 feet away, under normal lighting conditions and under the national home builder guidelines best practices.

7. Smooth ceilings and non-flat paint are not warranted as to cosmetic issues.

8. Wooden door staining and wooden shutters are not warranted for cosmetic issues.

9. Blinds installed on doors are not covered under any warranty.

10. Concrete is excluded from the one-year warranty; small cracks in the concrete are expected during the curing process and are not warrantable items.

11. Treated lumber (decks, fences and handrails) are excluded from warranty as well and any areas not highlighted prior to closing shall be excluded from warranty. This does not void any warranty that the lumber company may have supplied during its sale to the Builder.

12. Buyer agrees to have all utilities transferred within 3 days of closing. Buyer understands that all utilities will be turned off 3 business days post close of sale.

C. WARRANTY ITEMS AND EXPECTATIONS

1. Buyer(s) understands and acknowledges any materials or items supplied by any party other than builder shall not be warranted by builder or builder's affiliated contractor. This includes any materials/items installed by a non-builder affiliated contractor. Buyer(s) understands and acknowledges builder and or contractor shall not be liable for any damages caused by the installation of any non-builder affiliated material or by the workmanship of a non-builder affiliated contractor.
2. Hairline cracks in cementitious material (concrete, tile grout, brick/stone mortar, Hard plank, etc.) are normal and are expected.
3. Any non-repairable defects detected (i.e. knots in wood, unevenness in concrete, etc.) in wood, brick, stone, or concrete at the time of purchase are not warrantable items unless agreed prior to contract acceptance.
4. Some materials used in homes may have natural distress or imperfections. This is normal and are accepted as normal construction standards. (Example: Cedar or rough cut mantles)
5. All warranty work shall be conducted during normal business hours of the builder, Monday-Thursday, between 8 am and 3 pm. A builder representative shall coordinate with buyer(s) dates/times of work to be performed. Buyer(s) agrees to be present for scheduled appointments, failure to do so shall result in a delay of service and a \$100 minimum service charge.
6. All warranty requests are to be submitted through the Builders online. It is the buyer's responsibility to notify the builder of items that made need repair. The builder is not responsible for notifying the buyer when their warranty coverage is coming to an end. Items submitted to the builder more than 15 days after the end of the warranty term will not be addressed by the builder at parkridgebuilders@hotmail.com
7. Any service call that is made for non-warrantable item may be subject to a minimum \$100.00 service charge by the Builder. Any repairs made outside of warranty are the financial responsibility of the Buyers.
8. Buyer acknowledges that the home has been built by the Builder in accordance with the Residential Performance Guidelines, prevailing edition, published by the National Association of Home Builders. Any dispute over defects and quality issues will be addressed in accordance with those guidelines. A copy of the relevant Performance Guidelines may be obtained through the office of the Builder.

D. I/we understand that in building and/or purchasing a home I will need to take time off work for the following: a. Loan application with lender (approx. 1-2 days) Homeowner Orientation (2-3 hours) e. Closing Signoff (1/2 hour) The above time estimates do not include travel time. Please plan accordingly. Appointments are made and completed during business hours of M-F from 8am-3pm.

Park Ridge Builders will not participate in negative, threatening, or intolerable behavior at any time. Our efforts will be toward building the very best home with the very best attitude. We expect the same from

our Buyers, Realtors, Vendors, and Trade Partners. We want your experience to be a win for all parties involved

I HAVE BEEN EXPLAINED THE INFORMATION ABOVE BY A HOMEBUILDER REPRESENTATIVE.

Buyer: _____ Date _____

Buyer: _____ Date _____

I HAVE REVIEWED THE INFORMATION WITH THE BUYER AND ANSWERED ANY/ALL QUESTIONS ON THE INFORMATION ABOVE.

Builder Representative/Seller: _____ Date: _____



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706-564-6099

PARKRIDGEBUILDERS@HOTMAIL.COM

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GREAT ATTITUDE EXPECTATION ADDENDUM

At Park Ridge Builders, we expect a great and positive attitude from our staff, trade partners, vendors, associates, and our clients. You, Park Ridge, and our representatives are on the same team and have the same goal.

Our company builds many homes every year and truly understands the building process and the expectations of new clients. The purchasing or building of a new home could bring some uncertainties and anxiety for the Homeowners. Therefore, ongoing, documented, and clear communication from both sides is the most important part of the relationship. Please ask as many questions as necessary in order to be informed and comfortable with each decision. Do not assume an Agent or the Builder know your thoughts. Everyone benefits when a customer is fully informed and understands what is being purchased. If or when there is a concern, we need to know. Park Ridge can't promise to make fewer mistakes than other homebuilders (No Home is Perfect). Mistakes are going to happen. Even if the paperwork and plans are accurate, mistakes can happen. The construction of a new home is a very detailed process that involves hundreds of people.

Park Ridge Builders, promises to be honest and sincere when dealing with any unexpected issues. If a feature or specification is not on the floor plan or written in the contract, it will not be in the home. Plans and paperwork (option sheet, special stipulations, etc.) are the absolute deciding factor. Buyers and agents must make every effort to review the plans and paperwork carefully. With a positive attitude and reasonable, accurate expectations, it is possible to have a great building experience. **Due to insurance and safety requirements, you must have a representative from Park Ridge Builders, present when entering the property. Please make an appointment if you need to access the property during the build.

Park Ridge Builders, will not participate in negative, threatening, or intolerable behavior at any time. Our efforts will be toward building the very best home with the very best attitude. We expect the same from our Buyers, Realtors, Vendors, and Trade Partners. We want your experience to be a win for all parties involved.

Park Ridge Customer

Date