



Builder Addendum

Builder/Seller: Four Seasons Contractors, LLC

Date: _____

Buyers: _____

Property Address: _____

The Buyer acknowledges and agrees to the following:

ORIENTATION & WALK THROUGH

A walk through will be conducted once the home is substantially complete to identify any necessary touch-ups or punch list items before the date of closing. The walk through will adhere to the standards set forth in the Residential Construction Performance Guidelines for Professional Builders and Remodelers and the builder will not be required to correct or repair any item that meets these standards. Upon completion of items noted in the walk through, the buyer will sign off on the punch list and the buyer acknowledges that no other cosmetic touch-ups will take place.

COSMETICS

Caulking, nail pops, and sheet rock tape often show after you purchase your home. This is normal and requires maintenance from time to time. The maintenance of these items after closing is the Buyer's responsibility. Cosmetic items are not covered under the Limited Warranty. See the Limited Warranty for more details.

FLOORING

All flooring is installed on top of two layers of wood being the floor joist and the sub-flooring. Wood expands and contracts with weather changes and time and it is not unusual to have creaks from time to time. A totally squeak-proof floor cannot be guaranteed.

CONCRETE

Concrete driveways, parking pads, garage, and sidewalks are poured and finished as per Industry Standard Specifications. Because of numerous reasons out of our control (ground movement, excess weight, temperature when pouring, etc.), we cannot guarantee that you will not have some minor fracturing and flaking in the concrete areas. Minor cracking is normal and to be expected.

LANDSCAPING

Seller is responsible for grading and seeding of yards to Building Code Standards as applicable and approved by the appropriate inspectors. Upon sale, the Buyer will be responsible for continuing to nurture the growth of the lawn including but not limited to, reseeding, watering, fertilizing, and repairing washouts, maintaining shrubbery, mowing and other maintenance required for healthy vegetative growth. The Buyer agrees that upon closing the Buyer will take responsibility for erosion control and drainage of the property.

ONE YEAR WARRANTY REQUESTS

All Warranty Requests MUST be made in writing through the warranty department email at: fourseasonswarranty@yahoo.com. We DO NOT accept verbal requests. Please include your name, address, contact number, and the nature of the request in your email. Feel free to include photos if you have them available.

ONE TIME WARRANTY SUBMISSION ONLY

The One-Year Builder Warranty does not include cosmetic items including but not limited to paint, sheet rock, landscaping, flooring, and small concrete cracks. Please note that during your 12 month warranty period Four Seasons Contractors will address warranty requests ONE TIME ONLY. Make a list of your requests during the first year (excluding cosmetic items that are not covered) and submit them via email. Since you only have one time to submit requests, it is recommended that you wait closer to the end of the 12 months. If you have an emergency situation you may contact the appropriate subcontractor listed in your closing binder directly or contact Four Seasons Contractors if you need assistance.

BUILDER/ SELLER REPRESENTATION

Buyer has received Restrictive Covenants and acknowledges his/her responsibility to read them for compliance.

Buyers are advised that all fencing, exterior home modifications, outbuildings, or any structures must be approved by the Home Owners Association. Please reference the Restrictive Covenants.

Buyer understands that the Builder/Seller will not deliver possession until the Warranty Deed has been recorded and the funds have been dispersed.

Buyer is responsible for having the utilities turned on in their name within 3 days after closing, i.e. electric, water/sewer, gas.

Buyer acknowledges they have reviewed the site plan for the home if provided. Buyer is responsible for finding property boundaries.

_____ Buyer acknowledges that they have received a copy of the Four Seasons Contractors Warranty Standards.
Initial Initial

Buyer acknowledges that initial closing date is an estimated date and that Four Seasons will keep the buyer up to date on any closing date changes in a timely manner and that the estimated date is likely to change during the construction process due to circumstances out of our control. Buyer has been advised not to schedule anything date related until checking with Four Seasons on the progress of the home and possible closing date (ex. turning in 30 day notices, interest rate lock date, moving date, delivery dates, fence installation date, etc.).

Buyer acknowledges that Four Seasons strongly recommends that the buyer leave themselves a buffer between closing date and actual moving date in the event there are any last-minute delays that could delay closing.

Initial Initial

Buyer Date Builder/Seller Date

Buyer Date

Buyer's Agent acknowledges that they have reviewed this document in its' entirety with the buyer(s) and that all parties understand each item as outlined.

Buyer's Agent Date