



Building the Comforts of Home

BUILDERS ADDENDUM

Buyer: _____

Property: _____

Agreement of Sale Dated: _____

- I. **SUBDIVISION NOTES:** Buyer hereby agrees to comply with the applicable Final Subdivision Notes as recorded in the County Office of Recorder of Deeds.
- II. **PERMITS AND ENERGIZED UTILITIES:** Buyer and Seller agree to extend settlement date if there are delays in issuance of permits and/or the energizing of utilities into the home. If a moratorium of permitting occurs for any reason, Seller may terminate this agreement, in which case all deposit monies paid on account of purchase price will be returned promptly to Buyer and this agreement will be void.
- III. **CHANGE ORDERS:** Seller shall have total discretion as to whether a change order is approved. Written change orders with cost shall be prepared by the selling agent to become part of the agreement of sale and signed by the Buyer and Seller. Change orders that are generated fifteen (15) business days after the agreement of sale is signed by the Seller, will incur a minimum cost of \$125. Additional change order requirements are as follows:
 - A. Change orders shall be prepaid to Seller before changes will be made.
 - B. Cost of change order(s) shall not be considered down monies and are not refundable.
 - C. All change orders must be approved, and prepaid prior to thirty (30) days of settlement.
- IV. **SELECTION OF PRODUCTS PROVIDED BY VENDORS:** All selections are subject to Seller approval. Selections, if any, shall be chosen within fifteen (15) business days of Seller signing the agreement. If selections are not completed within the fifteen (15) business day period, Seller has the option to complete the selections. The cost of selections made that are above the Seller allowance shall be paid directly to Seller. Selection of some products may impact the ability of Seller to meet settlement date.
- V. **INCLEMENT WEATHER CONDITIONS:** Buyer agrees that if construction of dwelling take place during a time of year when the exterior cannot be completed, funds for uncompleted items may be held by an escrow agent agreeable to Seller and settlement shall proceed as scheduled. If required by Buyer's lender Seller agrees to escrow funds as may reasonably be required, however escrow funds shall not exceed one and one half times the actual cost of items to be completed.

- VI. GRADING AND SEEDING: Final grading and seeding of lawn is part of the agreement. Seller shall not be responsible for proper care and watering of lawn and shrubs (if any).
- VII. CURRENT AND FUTURE ASSESSMENTS: Buyer understands that property taxes, water and sewer rents, sidewalk and streetlight maintenance, and other assessments (if any) are assessed by and payable to the applicable governing authorities.
- VI INSPECTIONS:
 - A. Buyers are permitted to inspect their home during construction.
 - B. Buyers shall not disturb and/or communicate with Sellers employees and/or subcontractors. Buyers shall direct all questions concerning the construction work directly to Seller or Seller's Agent.
 - C. Buyer(s) attest to the fact that they are aware of the potentially dangerous conditions that are present on a construction site. Buyer(s) will be solely responsible for protecting family members, personal representatives and themselves during visits to the site. In addition, Buyer(s) agree that they will not hold CB Burkholder Inc. liable or bring suit against either they or any of their subcontractors or representatives, for any accidents or damage that may occur to themselves, family members, personal representatives, or personal property of these parties on the job site during the entire term of construction. Finally, to help prevent any possibility for an accident, Buyer(s) agree that they will not bring or allow any children onto the job site.
- IX. SELLER DISCRETION: The model home (if any) is only a general representation of one style of home and of the workmanship. Buyer understands that placement of all building components shall be at the Seller's discretion.
- X. OFFER TO INSTALL AUTOMATIC FIRE SPRINKLER SYSTEM: The Seller has given the Buyer the option of having an automatic fire sprinkler system installed in their new home in accordance with the provisions of section R313.2.1 of the 2009 International Residential Code. The Seller has provided to the Buyer information on the initial and ongoing costs of installation and maintenance of the system. The Buyer understands the cost to have an automatic sprinkler system installed in their new home will be \$2.50 per sq. ft. and that certain additional costs may be required in the future to maintain the system. The Seller has informed the Buyer that information may also be found at the Pennsylvania State Fire Commissioner's website, www.osfc.state.pa.us

After considering both the costs and the benefits of installing an automatic sprinkler system in my new home, I have elected to:

_____ **Accept the offer for installation of an automatic sprinkler system in my home for the price specified above.**

_____ **Not have an automatic sprinkler system installed in my home.**

Seller and Buyer agree that the terms of this addendum, if applicable, shall survive settlement.

Buyer _____

Date _____

Buyer _____

Date _____

Seller _____

Date _____