



**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 and signed by the Buyer and Seller. Change orders shall be prepaid to Seller before changes will be made. Change orders that are generated more than fifteen (15) business days after the agreement of sale is signed by the Seller, will have a \$125 service charge paid to seller. Cost of change order(s) shall not be considered down monies and are not refundable. No changes will be made within 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 sales 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.

VIII 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. Information of the possible benefits of installing an automatic sprinkler system can be found on the Pennsylvania State Fire Commissioner website [www.osfc.pa.gov/Pages/Residential-Sprinkler-Systems.aspx](http://www.osfc.pa.gov/Pages/Residential-Sprinkler-Systems.aspx) The Buyer understands the cost to have an automatic sprinkler system installed in their new home will be \$2.50 per square foot of floor area including basement and that certain additional costs may be required in the future to maintain the system.

**After considering both the costs and the benefits of installing an automatic sprinkler system in my new home, I have elected to:**      *please initial your selection below*

\_\_\_\_\_ **Accept the offer to install an automatic sprinkler system in my home for the price specified above.**

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

\_\_\_\_\_ **Purchase a townhome with the sprinkler system cost included in sale price of home.**

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

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Seller \_\_\_\_\_

Date \_\_\_\_\_