



The **Brighter****Better****Best** Homebuilder

New Home Addendum – Bayberry Park

Please read and initial the following.

Thank you for your interest in our homes. We are delighted to have the opportunity to work with you in the coming months. JC Jackson Builders strives to provide quality homes to families at an excellent value. We trust you find the home buying process to be a positive experience.

Watching your home take shape is one of the most exciting parts of purchasing a new home. JC Jackson Builders works to schedule our trade partners efficiently. At times you may notice a great deal of activity going on at once: carpenters, electricians, and many others may be busy on your home. At other times there is little observable activity, such as during the drywall and taping. Regardless of the activity you can see, important and time-sensitive activities do occur throughout the building process.

Our typical building schedule takes approximately 3-6 months to complete a home. However, working days must have weather conditions permitting work to progress. Adverse weather conditions sometimes occur, such as rain, which may affect the ability of the crews to work in a safe and productive environment. The day is declared a schedule delay or a workable condition, depending upon the scope of work. For instance, home framers are unable to work in rainy conditions, while some interior trades could feasibly continue to work in homes that are further along in the construction process.

The jobsite is closed to the general public, with the exception of limited visits accompanied by your real estate agent and / or a JC Jackson representative. This is strictly enforced in order to ensure the safety of all homebuyers and trade partners. If you have any questions or concerns, your representative will be happy to assist you.

The timely selection of exterior siding, shingles, kitchen cabinets, and interior flooring is essential in enabling us to order materials for our trade partners without delaying the construction schedule. For your convenience, our extensive color selections are provided to you through your builder representative. All of the available choices give you the opportunity to personalize your home, which means that every home can be unique. Exterior selections must be made within 14 days of contract execution. Interior selections must be completed within 30 days of contract execution, or sooner depending upon the current status of your home. JC Jackson Builders reserves the right to make any color selections not provided by the buyer after the respective periods expire. Please schedule an appointment with our selections coordinator to help complete and sign the “**JC Jackson Builders - Buyer Selection Form**” provided by your representative.

Upon request, your representative will provide a “**JC Jackson Builders - Available Options**” form. This form describes the standard options available in your new home. Please be advised options shall be paid in full upon notifying your representative of the request and are non-refundable. Option/Change Requests submitted after the

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Pre-Construction Meeting will require a \$250 non-refundable Change Request Fee. Change Request Fees will be applied to accepted Change Requests and will be required per request. Since some items are time critical, ask your representative to check for schedule constraints.

_____ **Buyer acknowledges a non-refundable Change Request Fee is required on any changes requested after the Pre-Construction Meeting.**

The features of your new home are listed on the “**JC Jackson Builders - Included Features**” form. This form will be helpful in describing materials and products. We make every effort to provide a home that includes low maintenance, energy efficiency, and quality materials. These materials and products help ensure comfort and value in your new home for years to come.

We reserve the right to make substitutions, without advance notification, of any material or product when we believe such changes will improve quality, eliminate future service problems, lower maintenance cost and/or enhance the livability of your home. Also, a modification to the design of your model, which may not appear on the sales plan, might be required. We make every effort to keep the sales literature up to date, but occasionally a change occurs too rapidly to incorporate it into current sales literature. We will do our best to keep you informed of any such modifications.

Again, JC Jackson Builders would like to thank you for the opportunity to provide you with a quality home. We appreciate your interest and look forward to our new relationship.

Jeremy C. Jackson
President
JC Jackson Builders, LLC
jeremy@jcjackson.com
jcjackson.com

We have read and understand the JC Jackson Builders “New Home Addendum” and herewith acknowledge our understanding and acceptance.

Buyer _____

Buyer _____

Witness _____

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BAYBERRY PARK - INCLUDED FEATURES 2-27-17

EXTERIOR DESIGN FEATURES:

- Distinctive architectural elevations
- Limited lifetime architectural shingles
- Low maintenance exterior coverings – Vinyl Siding
- Seamless 5-inch rain gutter system
- Raised panel garage door with (2) automatic openers - Overhead Door®
- Single-hung energy efficient vinyl windows w/ insulated Low-E coating and ½ screens
- Centipede sod in front and side yards, seeded rear yard
- Professionally designed landscape package
- Smooth painted fiberglass front entry exterior door
- Municipal water and sewer service
- 12' x 12' rear broom-finish concrete terrace – per plan
- 120 MPH high-wind zone construction for storm safety
- Raised stem wall foundation with parged finish

SPACIOUS KITCHENS:

- Kitchen cabinetry with adjustable upper shelves from builder's decorator selections – painted white/antique white
- Granite kitchen counter tops w/ 4" granite backsplash
- GE® self-cleaning gas range with digital display – stainless/satin
- GE® dishwasher – stainless/satin
- GE® microwave with integrated hood system – stainless/satin
- Pantry closet with ventilated shelving, per plan
- Double basin under-mount stainless 8-inch kitchen sink
- Water connection for refrigerator icemaker
- Single-lever brushed nickel Kohler faucet with sprayer
- Kitchen garbage disposal with convenience switch

ENERGY EFFICIENT FEATURES:

- High efficiency 14 SEER A/C & 92% Efficient Natural Gas Furnace
- Programmable LCD thermostat(s)
- R-30 fiberglass ceiling insulation
- R-19 fiberglass floor insulation, if applicable
- R-13 fiberglass wall insulation
- House wrap vapor barrier & foam air sealant
- Rinnai® on demand tank-less natural gas water heater
- Blower door & duct tested by third party for low air infiltration

QUALITY CONSTRUCTION:

- JC Jackson Builders' Homeowner Manual
- Manufacturer warranties on components and materials per manufacturer
- On-site quality control by JC Jackson Builders, LLC
- Pre-Construction/Selection Meeting with Builder
- Homeowner Orientation before closing
- 3rd-Party limited home warranty

BRIGHTER IDEAS:

- Brighter Idea # 23 - USB charging station in kitchen or office area
- Brighter Idea # 17 - Integrated night-light outlets in halls and baths
- Brighter Idea # 84 - Keyless deadbolt at entry door

DRAMATIC INTERIORS:

- Four-panel Coventry® smooth doors, including closets
- Elegant 3 ¼" door casing, 5 ¼" baseboard molding
- Picture framed windows with 3 ¼" casing
- Smooth painted ceilings; 1st floor 9 ft ceilings, 2nd floor 8' if applicable
- 18" natural gas logs with black granite hearth and custom mantle
- Satin interior door hardware
- Quality stain-resistant carpet in bedrooms
- Engineered Hardwood flooring in 1st floor common areas – per plan
- Fully finished & painted garage interior
- Designer brushed nickel lighting package
- Radius drywall corners on 1st floor
- Decorative entry door handle set and lever door handles
- Abundant and conveniently accessed attic storage – Optional per plan

LUXURIOUS MASTER SUITES:

- Spacious closets (walk-in per plan) with ventilated shelving
- Oversized fiberglass soaking tub & separate shower w/ shower door
- Granite vanity tops with backsplash & undermount sink(s)
- Executive height vanity cabinet(s)
- Single-lever brushed nickel Moen Eva vanity faucets
- Brushed nickel bath towel bars
- Elongated toilets
- Tile flooring

ADDITIONAL BATHS:

- Granite vanity tops with backsplash – undermount optional
- Spacious vanity cabinetry – per plan
- Single lever Moen Eva vanity faucets, brushed nickel
- Low maintenance fiberglass tub/shower combination
- Brushed nickel bath towel bars
- Brushed nickel shower rod
- Elongated toilets
- Tile flooring

ELECTRICAL FEATURES:

- Structured wiring box
- 200 amp underground electric service
- Child-protected electrical outlets
- Telephone outlet in master bedroom, kitchen, family room & bonus room (if applicable)
- Cable TV outlet in all bedrooms, family area & bonus room (if applicable)
- Switched ceiling fan and overhead light in family area, owner suite, & bonus/loft (if applicable)
- Arc fault protection in all sleeping areas
- CO2 & smoke detectors hardwired with battery back-up
- GFI protection in bathroom, exterior & kitchen areas

Home, features, and community information are subject to change, and homes prior to sale, at any time without notice or obligation. Contact your New Home Specialist for more information.

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