



Carolina Colours – New Bern, NC

Please read and initial the following.

Thank you for your interest in our homes. We are delighted to have the opportunity to begin building our new relationship. JC Jackson Homes, LLC 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 Homes 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 4-6 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 a JC Jackson representative. This is strictly enforced in order to ensure the safety of all customers and trade partners. If you have any questions or concerns, your representative will be happy to assist you.

The timely selection of exterior vinyl, 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 Homes 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 Homes - Buyer Selection Form**” provided by your representative.

Please refer to our Change Request Policy on adding or deleting items from our **Available Options** list, changing a selection previously confirmed, or to modify your home further with a non-standard option. This policy will also cover the change request process and our administrative fees schedule.

The features of your new home are listed on the “**JC Jackson Homes - 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 Homes 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 Homes, LLC
jeremy@jcjackson.com
jcjackson.com

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

Client _____

Client _____

Witness _____



HUNZIKER - INCLUDED FEATURES 2/18

EXTERIOR DESIGN FEATURES:

- Distinctive architectural elevations
- Limited lifetime architectural shingles
- Low maintenance exterior coverings – vinyl siding(s), vinyl soffits, and coated aluminum trim
- Seamless 5-inch rain gutter system
- Raised panel garage door with (2) automatic openers by Overhead Door® with wireless keypad included
- Single-hung energy efficient vinyl windows with insulated Low-E and 1/2 screens
- **Professionally designed landscape package**
- Smooth fiberglass front entry door, per plan
- **Municipal water and sewer service**
- Raised 3-part stem wall foundation with tumbled brick veneer exterior (CMU garage interior) – 32” height Allowance
- 120 MPH high-wind zone construction for storm safety

SPACIOUS KITCHENS:

- **Diamond Vibe® Kitchen cabinetry with soft close drawers and doors from builder’s decorator choices**
- **Granite kitchen countertops & backsplash per builder selection**
- **Stainless Steel GE® 30” gas cooktop w/ hood**
- **Stainless Steel GE® dishwasher**
- **Stainless Steel GE® electric wall oven/microwave combo**
- **Single basin stainless 9-inch kitchen sink - undermount**
- Water connection for refrigerator icemaker
- **Spot Resistant Stainless Moen® Single-lever High Arch Pull Down faucet with sprayer**
- **Elongated ceramic subway tile backsplash from builder’s decorator choices**

ENERGY EFFICIENT FEATURES:

- High efficiency 14 SEER A/C & 92% Efficient Gas Furnace
- Programmable LCD thermostat(s)
- R-15 fiberglass wall insulation
- R-30 fiberglass ceiling insulation
- R-19 fiberglass floor insulation, where applicable
- 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 Homes Homeowner Manual
- Manufacturer warranties on components and materials per manufacturer
- On-site quality control by JC Jackson Homes, LLC
- Selection, Pre-Construction, Framing & Electrical Walk, & Pre- Drywall Confirmation Meetings with Builder Representatives
- Homeowner Orientation before closing
- 3rd-party Limited Home Warranty – Professional Warranty Service Co.

NOTE – “BOLD” ITEMS USE ALLOWANCE

DRAMATIC INTERIORS:

- Five-panel smooth doors, including closets
- Elegant 3 1/4” door casing, 7 1/4” baseboard molding
- Picture framed windows with 3 1/4” casing & stools
- Ship Lap wall treatments & Crown molding, per plan
- Smooth painted ceilings
- 18” gas logs package with marble hearth and custom mantle
- Satin interior door hardware
- Quality engineered hardwood & carpet flooring per plan
- Fully finished & painted garage interior
- **Designer lighting package**
- Radius drywall corners on 1st floor only
- Upgraded eggshell interior wall paint & semi-gloss interior trim paint

LUXURIOUS MASTER SUITES:

- **Spacious closets (walk-in per plan) with ventilated shelving**
- **Tile shower w/ frameless glass**
- **Granite vanity top with backsplash & undermount sink(s)**
- **Executive height vanity cabinets**
- **Single-lever Stainless Moen® vanity faucets**
- **Brushed nickel bath towel bars**
- **Elongated water saving toilet**
- **Tile flooring from builder’s decorator choices**

ADDITIONAL BATH FEATURES:

- **Granite vanity tops with backsplash & undermount sink**
- **Spacious vanity cabinetry**
- **Single-lever Moen® vanity faucets, brushed nickel**
- **Low maintenance fiberglass tub/shower combination**
- **Brushed nickel bath accessories**
- **Curved brushed nickel shower rod**
- **Elongated water saving toilet**
- **Tile flooring from builder’s decorator choices**

ELECTRICAL FEATURES:

- Brighter Idea #32 – USB Charging Station
- Brighter Idea #24 – LED Nightlight Outlets
- Brighter Idea #61 – Keyless Entry Deadbolt
- Pre-wired for audio/video – see package description
- 200 amp underground electric service
- Child-protected electrical outlets
- Telephone outlet in master bedroom, kitchen, & bonus room (if applicable)
- Cable TV outlet in all bedrooms, family area & bonus room (if applicable)
- Pre-wired for ceiling fan and overhead light in family area, all bedrooms & 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