

**Jeff Baker & Michael B. Presson
New Construction Addendum To
Purchase & Sale Agreement**

BUYER: _____

PROPERTY ADDRESS: _____

1. **Listed in this addendum are allowances for items the buyer may select, these are hereinafter called buyer selected items.**
 - A. **All buyer selected items must be chosen from and through builder’s specified vendors only.**
 - B. **Buyer may choose any items listed below in ‘Allowances’” section of this addendum as long as said item has not already been ordered by the builder at the time of the binding agreement.**
 - B. **All buyer selected items must be in stock or readily available from builder’s vendor.**
 - C. **Buyer shall pay for all upgrades or overage items in advance either directly to the builder or builder’s specified vendor, prior to any overage items being ordered or installed.**
 - C. **This is not a custom house; there will be no customized changes, additions or deletions made to the property by the builder.**
 - D. **Builder will complete the building process, then give the buyer and buyer’s agent a date buyer can walk through and provide builder with a punch list of incomplete items. Punch list items will be completed by the builder prior to closing.**

2. Buyer to provide Seller with an acceptable pre-qualification letter from a reliable lender prior to any agreement becoming binding upon the Builder/Seller. Builder will pay no lender service fees, discount points, origination fees or any other fees associated with Buyer’s mortgage loan, unless specifically agreed upon in the Purchase and Sale Agreement. Should there be language in the Purchase and Sale Agreement which conflicts with this addendum, this addendum shall rule and take precedence over the Purchase and Sale Agreement.

3. “Time is of the essence” is applicable to all closing dates. **Closing date will be extended if adverse weather or other unforeseen circumstances delay completion.** Builder to furnish Buyer with a One Year Warranty against defects in materials and workmanship from date of closing; Landscaping is specifically Not Warranted.

ALLOWANCES	
Hardwood in Entry, Great Room, Kitchen, Breakfast Area & Dining Room	Buyer may select hardwood within Builder's allowance, see: Julie Johnson (731.300.7492) @ Forcum Lannon, 430 Carriage House Drive, Jackson, TN 38305.
Ceramic Tile in Laundry Room & Baths	Buyer may select ceramic tile & backsplash within Builder's allowance, see: Julie Johnson (731.300.7492) @ Forcum Lannon, 430 Carriage House Drive, Jackson, TN 38305.
Carpet Throughout Balance of House	Buyer may select carpet within Builder's allowance, see: Julie Johnson (731.300.7492) @ Forcum Lannon, 430 Carriage House Drive, Jackson, TN 38305.
Appliances	Buyer may choose stainless appliances within Builder's allowance, see: Jerry Cloud (731.664.0900) Coffmans Home Furnishings, 2845 Hwy 45 By-Pass, Jackson, TN 38305.
Lighting	Buyer may choose lighting fixtures from Lowes. Builder's allowance for lighting is \$1.00 per heated square foot of living space and includes all fixtures, bulbs, door bells, chimes, smoke alarms, carbon monoxide alarms and sales tax. Builder will provide Buyer with an itemized list of all fixtures needed for the dwelling.
Kitchen Cabinets	Buyer may select kitchen cabinets within Builder's allowance, see: Julie Johnson (731.300.7492) @ Forcum Lannon, 430 Carriage House Drive, Jackson, TN 38305.
Kitchen Counter Tops & Bathroom Vanity Tops	Buyer may select granite kitchen counter tops and granite bathroom vanity tops within Builder's allowance, see: Julie Johnson (731.300.7492) @ Forcum Lannon, 430 Carriage House Drive, Jackson, TN 38305.
Painting (2 coats)	Buyer may select 1 trim and up to 2 wall colors, all wall paint to be flat , see: Julie Johnson (731.300.7492) @ Forcum Lannon, 430 Carriage House Drive, Jackson, TN 38305.

CONSTRUCTION SPECIFICATIONS	
Foundation	Dwelling to be built on concrete slab.
Exterior Fascia & Soffit	Seller/Builder to cover with vinyl & aluminum, Buyer may choose color.
Gutters	Seller/Builder to install 5 inch gutters and down spouts, Buyer may choose color.
Garage Door	Seller/Builder to install one 16 ft x 7 ft solid metal rolling garage door w/ electric opener and 2 remote controls. Buyer may choose color.
Exterior Concrete	All exterior concrete to be washed pea gravel concrete.
Landscaping	Seller/Builder to sod entire yard, mulch front of dwelling and plant shrubbery in front of dwelling.
Termite Treatment	Seller/Builder to pre-treated for termites.

HVAC	<p>A. Downstairs unit will be central gas heat & electric air.</p> <p>B. If dwelling is has upstairs, with one room upstairs, plus either bathroom and/or closet, the dwelling will have a split mini system for heat and air upstairs.</p> <p>C. If the dwelling has and upstairs with multiple rooms upstairs, the dwelling will have central gas heat and electric air upstairs.</p>
H2O	Seller/Builder to install 50 gallon gas water heater.
Shingles	Dimensional (architectural) 3 tab shingle
Insulation	R-13 (Batts) in walls, R-30 (Blown) overhead, R-19 (Batts) in vaults
Interior Walls & Ceilings	1/2" Gypsum Board, all ceilings to be knocked down finish.
Doors	Interior doors are masonite paneled, exterior doors are metal insulated, except front door to fiberglass insulated.
Trim	Paint grade crown molding and baseboards throughout, except no crown molding in closets, upstairs rec room or garage.
Windows	Single hung, double panes, vinyl construction.
Closet Shelving	Builder to custom closet shelving throughout.
Fireplace	36" Ventless gas log fireplace with mantle above.
Plumbing Fixtures	All Kitchen and vanity faucets to be brushed stainless
Bathroom Fixtures	All Tubs/Showers & commodes to be white.
Kitchen Sink	Stainless steel under mount sink.
Included	Disposal & Ice maker connection at no charge to Buyer.
Bathroom Fixtures	All Tubs/Showers & commodes to be white.
Bathroom Vanity Mirrors	Builder to give buyer an allowance of \$50 per vanity bowl for bathroom vanity mirrors.
Cable TV & Phone Jacks	Builder to install one phone and one TV jack in each bedroom, great room and bonus room if applicable.
Rev: July 24, 2021	

Buyer	Date
Buyer	Date
Jeff Baker (Seller/Builder)	Date
Michael B. Presson (Seller/Builder)	Date