



**NORTH ADA OFFER INFORMATION FORM**

Please complete the information below and contact a CBH Home Specialist to help you with your offer submission, as we use our own contacts. This is not an offer to purchase or sell and shall not be part of any purchase and sale agreement.

**Agent Contact Information:**

Selling Agent/Agency: \_\_\_\_\_  
Name Brokerage Broker

Selling Agent Contact Info: \_\_\_\_\_  
Name Email TC Name & Email

**Buyer(s) Contact Information:**

Buyer/Co-Buyer Legal Name(s): \_\_\_\_\_

Buyer Phone and Email: \_\_\_\_\_

Current Address: \_\_\_\_\_

**Property Information (home your Buyer is making offer on):**

Address: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Offer Price: \$ \_\_\_\_\_

**Terms of Offer (please list in order of importance:**

- 1): \_\_\_\_\_
- 2): \_\_\_\_\_
- 3): \_\_\_\_\_
- 4): \_\_\_\_\_

CBH Homes pays: Standard Title insurance Coverage, 1/2 Closing Escrow Fee, and Tax Service Fee. Seller's One Year Home Warranty is included.

**Earnest Money Guidelines: Earnest Money Guidelines to be paid to the Seller, CBH Homes**

<u>Purchase Price</u>	<u>Required Earnest Money</u>	<u>Purchase Price</u>	<u>Required Earnest Money</u>
\$201,000 - \$250,000	\$1,500	\$251,000 - \$300,000	\$2,500
\$301,000 - \$350,000	\$3,000	\$351,000 plus	\$3,500

**Electronic Payment (preferred) \_\_\_\_\_ Other \_\_\_\_\_**

You will be sent a link to submit Earnest Money Digitally upon acceptance of your contract.

Complete details & benefits of Electronic Payment [HERE](#)

**Title Company (please check one):** Builder will respond with their designated escrow officer

- Alliance Title       Fidelity Title       Pioneer Title
- First American Title       Empire       Title One

**Financing Information:**

Lender Name and Company: \_\_\_\_\_

Loan Type: FHA \_\_\_\_\_ CONV \_\_\_\_\_ IHFA \_\_\_\_\_ VA \_\_\_\_\_ RD \_\_\_\_\_ CASH \_\_\_\_\_ 1031 \_\_\_\_\_

Inspection: \_\_\_\_\_ Yes \_\_\_\_\_ No \*We believe in our product and process, and if you choose NOT to have an inspection you will receive a \$500 credit towards the purchase price of your home.

Owner Occupied? Yes \_\_\_\_\_ No \_\_\_\_\_

Requested Closing Date: \_\_\_\_\_ Contingent Offer?: \_\_\_\_\_

Dear New CBH Homeowner -

Here's what you need to know prior to electing to have a third party inspection on your new CBH Home!

We believe in our process and our product and we're here to help you with your new home purchase.

Before you spend over \$500 cash out of your pocket, we want to be sure you are aware of the items an inspector might make note of and what **we will** and **will not** cover. You will also want to know that having an inspection will add a minimum of two weeks to your closing time frame which can be frustrating when you are ready to close and move into your new home.

We understand inspections are very common and necessary in the resale home market, because older homes typically do not come with a home warranty. Our 89 point CBH new home inspection checklist along with our one year home warranty will give you the peace of mind you need.

We also have a wonderful Customer Care & Warranty department here to serve you and help as you get settled in your new CBH home.

Please refer to the attached CBH HOMes inspection FAQs document, our CBH construction manager new home inspection checklist, and our one year new home warranty when deciding to opt in or out of a third party inspection.

Our reputation depends on top-quality construction and service. We're building more than a new home for you and we want you to be sure every dime out of your pocket is well spent.

Love wins,

Team CBH



## New Home Construction Inspection FAQs for Buyers

### Items we always complete regardless of an inspection:

1. Touching up paint/blue tape.
2. Resolving fine grading/drainage issues.
3. Spreading visqueen out in crawlspace to fully cover dirt.
4. Removal of trash/debris in crawl space.
5. Removing water in crawlspace (seasonal).

### Items we receive but decline on a home inspection:

1. Blowing out sprinklers.
2. Caulking of exterior windows to the trim.
3. Additional items (gutters, downspouts, garage door openers, fencing, etc.) not included in Purchase and Sale Agreement.
4. Discoloration of concrete (blanket marks) due to the application of thermal blankets during winter.
5. Finishing interior of furnace closet.
6. Painting/staining threshold at main doors.

### Items we receive that are at our Construction Manager's discretion and depend on if there is an unresolved or other related issue:

1. Sealing cracks in foundations that are deemed normal.
2. Removing dust in HVAC system
3. Addressing filter on fresh air intake. *\*City determines.*

### Categories covered at our Construction Manager's final walk-through and inspection checklist:

- |                                           |                                               |
|-------------------------------------------|-----------------------------------------------|
| 1. Plumbing rough-in: 6 point checklist   | 7. Insulation Foam Seal: 5 point checklist    |
| 2. Electrical rough-in: 1 point checklist | 8. Siding Install: 4 point checklist          |
| 3. Stake out: 4 point checklist           | 9. Paint: 3 point checklist                   |
| 4. HVAC Rough-in: 13 point checklist      | 10. Grading: 4 point checklist                |
| 5. Backfill/Compaction: 4 point checklist | 11. Vinyl Flooring Install: 2 point checklist |
| 6. Heat Duct Install: 3 point checklist   | 12. HVAC Trim: 6 point checklis               |

CBH CONSTRUCTION MANAGER  
 **NEW HOME INSPECTION CHECKLIST**



This **89 POINT** checklist is completed throughout the various stages of the construction of your new home. Upon completion the Final Inspection checklist items are verified to ensure your home is clean and safe prior to moving in.

### PLUMBING ROUGH-IN

- Check roof venting
- Check fiberglass tub units
- Check all tubs and shower units for correct attachment
- Verify main water shut-off valve at crawl space access
- Check sewer clean-out
- Verify sewer line rough-in connected to stub in crawl space

### ELECTRICAL ROUGH-IN

- Verify added electrical outlets in proper locations

### STAKE OUT

- Check city sidewalk for damage or cracks
- Check common area fence for damage
- Find property pins and verify location
- Review any necessary steps in foundation

### HVAC ROUGH-IN

- Verify heat registers are square and straight
- Check all venting through roof
- Check all ducts are connected and secured
- Check condensate lines
- Check all bath and utility fans
- Verify filters installed in return air register(s)
- Verify hood venting in correct location
- Verify plug on side of furnace is attached
- Check insulation of deflector around furnace exhaust
- Check return air
- Verify furnace exhaust vent completely trimmed thru roof
- Verify no kinks in any ducting
- Confirm work site cleaned by contractor

### BACKFILL/COMPACTION

- Verify gravel prepped for A/C unit(s)
- Check proper grading
- Check flatwork areas for proper compaction
- Check all trenches and backfill around foundation

### HEAT DUCT INSTALL

- Verify no kinks in any heat ducts
- Verify all ducts connected
- Check for optimal AV flow in heat ducts

### INSULATION FOAM SEAL

- Check all exterior outlet/switch box holes sealed
- Check all exterior sub-sheeting cracks sealed
- Check all sill plate caulking complete
- Check all windows foam/caulked on all 4 sides
- Check exterior doors foam and caulked at sill

### SIDING INSTALL

- Verify all shutters have been installed
- Verify column details are correct
- Verify siding details are correct per plans
- Verify porch railing was installed correctly

### PAINT

- Verify all 6 sides of doors painted or sealed
- Check that siding was painted behind shutters
- Verify siding surface is clean and free of dirt or mud

### GRADING

- Check for proper drainage to property line(s)
- Verify surface was hand raked
- Verify there are no holes or dips
- Verify there are no rocks 3/4" or larger

### VINYL FLOORING INSTALL

- Check caulking/siliconing is complete at door jambs
- Verify clear seam sealer complete on all seams

### HVAC TRIM

- Check A/C unit completely wired and charged
- Verify all heat registers operate with ease
- Check anti-tip flange is installed
- Verify HVAC company's contact sticker is on furnace
- Check condensate lines
- Verify furnace insulation properly attached

### ELECTRICAL TRIM

- Verify company's contact sticker is on electrical panel
- Verify range anti-tip is installed
- Remove temporary power ground rod
- Check overhead garage door opener(s) wires are stowed

### LANDSCAPE

- Check all irrigation pipes are flush with the surface of the sod
- Verify sprinkler timer is set correctly to CBH's standard
- Verify number and size of trees and shrubs are correct
- Verify supply lines are buried 8" below surface
- Verify all sprinkler heads are inside property boundaries

### FINAL INSPECTION

- Check all cabinet doors are adjusted
- Verify all heat registers are installed
- Check all heat registers are vacuumed out and clean
- Verify all manufacture warranty info is in one location
- Verify all screens are installed on windows
- Verify finish flooring is below range and dishwasher
- Verify carpet tack strip nails hammered flat
- Check all vinyl areas for rips or tears
- Check the crawl space lid is strong/secure and a good fit
- Run dishwasher a full cycle and do a leak check
- Verify electric main panel door is closed and clean
- Verify exterior door thresholds are clean
- Verify exterior cables and ground wires are neatly stowed
- Verify exterior utility box is straight
- Check fire-caulk on all penetrations in garage
- Check front door for smooth operation
- Check furnace filter(s) installed and clean
- Verify insulation certification card is posted
- Check mailbox stand is installed
- Check and test micro/hood vent
- Verify there are no floor squeaks or floor pops throughout
- Verify new paint kit is in pantry
- Check and test range
- Visually confirm attic insulation is complete

*\* This document is for internal use only. Subject to change at any time per Builder's discretion. RCE-923*