



NORTH ADA OFFER INFORMATION

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

Agent Contact Information:

Selling Agent/Agency: _____
Name Brokerage Broker
Selling Agent Contact Info: _____
Phone Email TC Email

Buyer(s) Contact Information:

Buyer/Co-Buyer Legal Name(s): _____

Buyer Phone and Email: _____

Current Address: _____
Street City State Zip

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 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>
\$251,000 - \$300,000	\$2,500	\$300,000 - \$350,000	\$3,000
\$351,000 plus	\$3,500		

Earnest Money Buyer is submitting with offer, and what form: \$ _____

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

____ Alliance Title ____ Fidelity Title ____ First American Title
____ NexTitle ____ Pioneer Title

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.

Requested Closing Date: _____ Contingent Offer? _____

Thank you! **Love**, Team North Ada



Dear New CBH Homebuyer -

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 in to 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 construction inspection checklist along with our one year new home warranty will give you the peace of mind you need.

We also have a wonderful 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 home 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 | 10. Grading: 4 point checklist |
| 2. Electrical rough-in: 1 point checklist | 11. Vinyl Flooring Install: 2 point checklist |
| 3. Stake out: 4 point checklist | 12. HVAC Trim: 6 point checklist |
| 4. HVAC Rough-in: 13 point checklist | 13. Electrical Trim: 4 point checklist |
| 5. Backfill/Compaction: 4 point checklist | 14. Landscape: 5 point checklist |
| 6. Heat Duct Install: 3 point checklist | 15. Final Inspection: 24 point checklist |
| 7. Insulation Foam Seal: 5 point checklist | |
| 8. Siding Install: 4 point checklist | |
| 9. Paint: 3 point checklist | |



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

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

ELECTRICAL ROUGH-IN

1. Verify added electrical outlets in proper locations

STAKE OUT

1. Check city sidewalk for damage or cracks
2. Check common area fence for damage
3. Find property pins and verify location
4. Review any necessary steps in foundation

HVAC ROUGH-IN

1. Verify heat registers are square and straight
2. Check all venting through roof
3. Check all ducts are connected and secured
4. Check condensate lines
5. Check all bath and utility fans
6. Verify filters installed in return air register(s)
7. Verify hood venting in correct location
8. Verify plug on side of furnace is attached
9. Check insulation of deflector around furnace exhaust
10. Check return air
11. Verify furnace exhaust vent completely trimmed thru roof
12. Verify no kinks in any ducting
13. Confirm work site cleaned by contractor

BACKFILL/COMPACTION

1. Verify gravel prepped for A/C unit(s)
2. Check proper grading
3. Check flatwork areas for proper compaction
4. Check all trenches and backfill around foundation

HEAT DUCT INSTALL

1. Verify no kinks in any heat ducts
2. Verify all ducts connected
3. Check for optimal AV flow in heat ducts

INSULATION FOAM SEAL

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

SIDING INSTALL

1. Verify all shutters have been installed
2. Verify column details are correct
3. Verify siding details are correct per plans
4. Verify porch railing was installed correctly

PAINT

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

GRADING

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

VINYL FLOORING INSTALL

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

HVAC TRIM

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

ELECTRICAL TRIM

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

LANDSCAPE

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

FINAL INSPECTION

1. Check all cabinet doors are adjusted
2. Verify all heat registers are installed
3. Check all heat registers are vacuumed out and clean
4. Verify all manufacture warranty info is in one location
5. Verify all screens are installed on windows
6. Verify finish flooring is below range and dishwasher
7. Verify carpet tack strip nails hammered flat
8. Check all vinyl areas for rips or tears
9. Check the crawl space lid is strong/secure and a good fit
10. Run dishwasher a full cycle and do a leak check
11. Verify electric main panel door is closed and clean
12. Verify exterior door thresholds are clean
13. Verify exterior cables and ground wires are neatly stowed
14. Verify exterior utility box is straight
15. Check fire-caulk on all penetrations in garage
16. Check front door for smooth operation
17. Check furnace filter(s) installed and clean
18. Verify insulation certification card is posted
19. Check mailbox stand is installed
20. Check and test micro/hood vent
21. Verify there are no floor squeaks or floor pops throughout
22. Verify new paint kit is in pantry
23. Check and test range
24. 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*