

HOME SOUTH COMMUNITIES

Homeowner Inspection, Walk Through, and Orientation Addendum

Professional Home Inspection & Homeowner Orientation

Please initial next to the appropriate blank regarding hiring a professional home inspection:

_____ I will hire, at my expense, a professional home inspector. I understand that the home inspector will be sharing their opinions throughout a written report and that these opinions are subjective. Seller will only consider items that are on the summary report.

_____ I waive my right to hire a professional home inspector and understand that I am still required to attend a walk through & homeowner orientation with the seller's representative prior to closing.

_____ I decline to participate in the required walk through & homeowner orientation with seller's representative prior to the Act of Sale. I acknowledge that any item submitted to the seller after the Act of Sale must qualify under the State of Louisiana Limited Warranty Guidelines. I agree to hold harmless the seller, builder, and the representative agents for items not covered under the said Warranty Guidelines.

Buyer Signature

Buyer Signature

Agent Signature

Date

Scheduling Your Original Walk Through & Homeowner Orientation

Seller will schedule your walk through and homeowner orientation after utilities are connected and subcontractors have completed all systems checks. This addendum is required to be signed by all applicable parties prior to scheduling walk through.

Walk throughs and professional home inspections should be scheduled a minimum of 10 days prior to The Act of Sale.

Professional home inspections should be completed the day of your walk through and orientation

These are the available days and hours available for walk through and homeowner orientation:

Monday through Friday 9:00 AM – 5:00 PM

Buyer(s) Initials _____

Walk Through & Homeowner Orientation Process

You are now able to perform a Homeowner Orientation of your new home. This will accomplish two things: To make you familiar with your new home and to address any repairs that need to be made before the Act of Sale. This orientation is reserved for the purchaser(s) and their agent only. It is an educational process for the purchaser to learn about their new home and we need their undivided attention, so please, no friends or relatives at this time.

The seller's representative will conduct a structured and organized walk through by using the seller's required forms and process. Items not listed on these forms are subject only to the State of Louisiana Limited Warranty Guidelines, which will be explained at the beginning of the walk through & homeowner orientation.

Buyer(s) Initials _____

Purchasers Expectations

Our pledge is to give to you our very best that we have to offer in building you a quality home. There have been hundreds of hands, and hundreds of hours that have gone into the overall construction of your new home. Because there is a human element in the constructing of your home it will not be absolutely "perfect". We always give our maximum effort to satisfy you, our most valued homeowner. The goal of our orientation is to meet with you and your real estate professional to orientate you to your new home. There are features and safety items that will be important for us to go over with you during the home orientation process. As we go through this process, we will make note of any repairs that need to be addressed.

Cosmetic surface damage caused during construction will be readily noticeable during the orientation. Such damages can also occur during the move-in process or through daily activities. Therefore, during your orientation, we will confirm that all surfaces are in good and acceptable condition. Any items needing attention will be marked and listed on the provided orientation forms. Home South Communities reserves the right to make cosmetic repairs at their discretion and will make all appropriate repairs to the best of their ability.

Please note: At a certain point, quality ceases to be scientific and become a matter of personal taste. In a few areas, your personal standards may be higher than ours. If you wish to make your home even better after moving in, we will be happy to assist you with that information.

Buyer(s) Initials _____

Response to Inspection and Walk Through List

Home South Communities will notify your representing agent, in writing, which requested items will be repaired. Under normal circumstances, you can expect all approved items to be repaired prior to closing. Certain events such as an Act of God or out of stock items may cause a delay. If this should occur, Home South Communities will schedule an appointment with you after the Act of Sale to repair such items.

Important things we will review:

- The location of your breaker box
- The location of the water and gas (if applicable) shut off valve
- Septic use and guidelines (if applicable)

When your orientation is complete, you will sign the bottom of each form. Our representing agent will email the signed forms to your representing agent.

You will be required to participate in a Pre-Closing Check, scheduled on or before the Act of Sale date. This is to demonstrate that all approved items have been repaired. **No new items are to be added at this time.**

Thank you again for becoming one of our new homeowners, and we look forward to you becoming part of the Home South family.

Buyer Signature Buyer Signature Agent Signature Date