

**ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE  
FURNACE VILLAGE**

PROPERTY \_\_\_\_Furnace Village Lot #\_\_\_\_\_

SELLER \_\_\_\_Kenneth & Freda Gehman\_\_\_\_\_

BUYER \_\_\_\_\_

DATE OF AGREEMENT \_\_\_\_\_

Intending to be legally bound hereby the Seller and Buyer agree as follows:

This Addendum to the Agreement of Sale contains the following Subparts:

SUBPART A - ADDITIONAL TERMS

SUBPART B – BUILDING SPECIFICATIONS

SUBPART C - AUTOMATIC FIRE SPRINKLER SYSTEM OPTION

SUBPART D – HOMEOWNERS ASSOCIATION INFORMATION

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Buyer Initials

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Seller Initials

**SUBPART A- ADDITIONAL TERMS  
FURNACE VILLAGE**

- I. **SUBDIVISION NOTES:** Buyer hereby agrees to comply with the applicable Final Subdivision Notes and Deed Restrictions, if any, as recorded in the County Office of Recorder of Deeds.
- II. **EXTERIOR DESIGN, TEXTURES AND COLORS:** To the extent they are available for Buyers selection, all design, textures and colors are subject to Seller and/or developer approval.
- III. **CHANGE ORDERS & ALTERATIONS:** Seller shall have total discretion as to whether a change order or alteration is approved. **NOTICE: THE COST OF CHANGE ORDERS AND ALTERATIONS, IF ANY, SHALL BE PAID DIRECTLY TO THE SELLER OR SELLER'S VENDOR WITH THE ORDER. THE DIRECT PAYMENT WILL BE NONREFUNDABLE.** The agreement shall not be (or amended to be) subject to financing any sum of these orders. Each order requested and approved beyond 10 business days of the execution date of this agreement will have a \$250 service charge paid to Seller.  
After 30 days, no changes will be made.
- IV. **SELECTION OF PRODUCTS PROVIDED BY VENDORS:** All selections are subject to Seller approval. Selections, if any, shall be chosen within ten (10) business days of Seller signing the agreement. If selections are not completed within the ten (10) business day period, Seller has the option to complete the selections. The cost of selections made that are above the Seller allowance shall be paid directly to vendor. Selection of some products may impact the ability of Seller to meet settlement date.
- V. **INCLEMENT WEATHER CONDITIONS:** If construction of dwelling takes place during a time of year when the exterior cannot be completed, and if required by Buyer's lender, Seller agrees to escrow funds as may reasonably be required, however escrow funds shall not exceed one and one half times the actual cost of items to be completed. Buyer and Seller agree that lender's appraiser shall determine if items are completed, for which funds are held, at which time the escrow agent shall release the funds directly to Seller.
- VI. **GRADING AND SEEDING:** In the event of soil settlement around the foundation or soil displacement due to excessive rain or erosion, the Seller agrees to supply soil only for a period of three (3) months from the date of settlement. Buyer will be responsible for soil distribution and reseeded as needed. Note: If lawn was not seeded due to Inclement Weather Conditions, Seller will come back up to three (3) months from when lawn is seeded.
- VII. **BOUNDARY PLANTINGS AND FENCES:** Buyer agrees to delay installation of any plantings or fences within ten feet of property boundary until adjacent property(s) is graded and seeded unless written consent is received from Seller.
- VIII. **EMERGENCY ESCAPE AND RESCUE OPENINGS DISCLOSURE:** Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement (International Residential Code R310).
- IX. **RELEASE OF LIENS:** A bond of indemnity will be provided in place of a release of liens, prepared by the Title Company/Attorney at no charge to the Seller. If a release of liens is requested on behalf of Buyer, a \$500.00 charge shall be paid to Seller at the time of the request. The request and payment must be received thirty (30) days prior to the date of settlement.

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**SUBPART B – BUILDING SPECIFICATIONS  
FURNACE VILLAGE**

**1. FOUNDATION**

Foundation walls:	8' 2 ½" Ideal prefab walls
Girders:	Steel I beam with posts per print
Basement floor:	4" concrete with trowel finish
Daylight Basement:	Pass door and window(s) per print
Radon provision: Passive System	Crushed stone with pipe from below basement floor extending through roof

**2. EXTERIOR WALLS**

Framing:	2x6 – 16" and 24" on center per code
Sheathing:	Zip system sheathing with taped joints
Siding:	Alside - vinyl
Wall Height:	8'
Brick, Flexlite, Manufactured veneer:	Quality stone

**3. ROOF**

Framing:	Rigidply trusses – engineered per print
Sheathing:	7/16" osb
Roof surface:	30 year architectural shingles, synthetic felt underlayment, ridge vent

**4. INTERIOR FRAMING**

Floor joists:	2x10 – 16" and 24" on center per code
Sub-floor:	¾" osb T&G – glued and nailed
Partitions:	2x4 studs - 16" on center

**5. WINDOWS & DOORS**

Basement windows:	Alside – egress window
Windows:	Alside – white vinyl double hung, low e/ with grids and screens
Exterior doors:	Doorway – insulated steel – patio door – glass sliding door with screen
Interior doors:	Masonite – paint grade

**6. EXTERIOR TRIM**

Soffit, Fascia, Trim:	Aluminum - vinyl soffit
Shutters:	Vinyl shutters per print
Spouting:	Aluminum 5" - seamless

**7. INSULATION**

Exterior walls:	Blown cellulose – R21
Ceiling above living area:	Blown cellulose – R49

**8. STAIRS**

Basement:	Box stairs - #2 yellow pine
2 <sup>nd</sup> Floor Stairs:	Box stairs - #2 yellow pine

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## 9. PLUMBING

Water lines: pex  
Soil lines: Schedule 40 pvc  
Water heater: Electric – 50 gallon  
Sump: Pit only or pipe to daylight for daylight basements  
Washer/Dryer hook-up: yes  
Fixtures: Satin nickel fixtures  
Exterior hose bib: One in rear, one in garage  
Water line included for refrigerator

## 10. ELECTRIC

Main panel: 200 amp service  
Ceiling fan rough-in: All bedrooms wired for ceiling fan and light  
Receptacles: Placed per code  
Smoke detectors: Hardwired & battery backup, placed per code  
Telephone/Cable: One cable in master bed/one cable in living area

## 11. HEATING/COOLING

Unit: Natural gas heat – 95% efficiency gas furnace with high low returns with electric central air conditioning

## 12. INTERIOR FINISHES

Wall surface: Drywall – screwed and glued  
Paint: Valspar flat 2000  
Trim: 5 ¼” Baseboard and 2 ¾” Casing  
Shelving: Wire shelving

## 13. FLOOR COVERING

Carpet & vinyl: Life proof laminate – carpet to be chosen from builder selection

## 14. BATHS

Tub(s) & shower(s): One piece white fiberglass unit  
Toilets: White water saver  
Vanities: Builder provides  
Mirrors: Oval – one at each sink  
Exhaust fan: One per bathroom

## 15. KITCHEN

Cabinetry: White – Custom Builder  
Counter top: Laminate with 4” backsplash  
Sink: Stainless steel double bowl  
Range: Stainless smooth top range  
Dishwasher: Stainless  
Range Hood: Stainless

## 16. GARAGE

Electrical: 3 outlets socket bulb for lighting  
Floor: Sloped concrete  
Walls: 2x4 – insulated, drywalled and primed  
Overhead door: CHI insulated  
Door Opener(s): Lift Master

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**17. OUTDOOR AREAS**

Porch:	Concrete
Deck/Patio:	Concrete or pressure treated deck – per plan
Walk:	Concrete to public walk
Driveway:	Blacktop
Elect. Outlets:	One front, one back

**18. LANDSCAPING**

Lawn:	Per Builder package
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**Seller reserves the right to replace any of the materials, systems, appliances, and finishes with that of like kind.**

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## **LAWN CARE**

The home owner is responsible for the care and growth of the new lawn. Early preparation will go a long way to ensuring success in establishing a lawn that increases the beauty of the home and provides for outdoor enjoyment!

Here are some things to place on the To-Do-List immediately upon closing.

1. Proper Watering and Mowing.

More new lawns fail due to improper follow-up care within the first 4 to 8 weeks than any other time. Information source: Care of newly-established turf at [plantscience.psu.edu](http://plantscience.psu.edu).

2. Proper Fertilization and Weed Control.

Certain products should not be applied to new lawn. Read the directions and understand the proper use of the product such as, crabgrass and weed control before you purchase for use on your lawn.

3. Soil Testing.

Every property's soil is uniquely different so it is helpful to know what nutrients (pH, phosphorus, potassium) should be applied to your lawn. Testing sample kits can be picked up at 1383 Arcadia Road, Lancaster, Pa 17601. Phone: 717-394-6851.

Information source: [extension.psu.edu/lancaster](http://extension.psu.edu/lancaster).

It is recommended that the home owner work with a professional lawn care service to help establish the lawn. [www.lawncareofpa.org](http://www.lawncareofpa.org). Weather conditions and the time of year the grass seed is applied will determine the timing for normal types of care.

## **Mold, Fungi and Indoor Air Quality**

Indoor mold contamination and the inhalation of bioaerosols (bacteria, mold spores, pollen and viruses) have been associated with allergic responses. Mold is not a warranted item. Information about indoor air quality issues is available at: 1) Pennsylvania Department of Health, Phone 1-877-724-3258; 2) Centers for Disease Control and Prevention (CDC), Web site (<https://www.cdc.gov/mold/>) provides information about mold and health and links to mold-related resources.

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**SUBPART C – AUTOMATIC FIRE SPRINKLER SYSTEM  
OPTION FURNACE VILLAGE**

PA Act 1 / House Bill Number 377 Acknowledgement Form.

Buyer has the option to install an automatic fire sprinkler system in accordance with section R313.2.1 of the 2009 International Residential Code.

Information regarding the possible benefits of installing an automatic sprinkler system is made available on the State Fire Commissioner website: [www.osfc.pa.gov/pages/residential-sprinkler-systems.aspx](http://www.osfc.pa.gov/pages/residential-sprinkler-systems.aspx).

NOTE: Should Buyer choose to have a fire sprinkler system installed in their home, Buyer will choose a home site and a home model or a custom home plan to be built thereon.

The estimated cost of \$2.50 per square foot to install a fire sprinkler system may not include the cost of complying with local municipality regulations. The estimate is predicated on availability of public water with adequate pressure provided from the street.

Buyer understands there may also be cost involved with maintenance of the system.

After considering the benefits, costs, availability and Seller construction time schedule the Buyer elects one of the following choices with an (X):

- Buyer chose a home that is partially or completely built without a fire sprinkler system.
- Buyer chose not to have a fire sprinkler system installed in a home to be built.
- Buyer chose to have a fire sprinkler system installed in a home to be built.

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Seller Initials

**SUBPART D – HOMEOWNERS ASSOCIATION  
INFORMATION FURNACE VILLAGE**

**Smoking Drive LLC**

Smoking Drive LLC  
(610) 781-8254  
Contact: Jack Keener  
Email: JLKeener1@verizon.net

**INITIAL ASSESSMENT FEE:** NONE

**CURRENT COMMON AREA MAINTENANCE FEE:** \$500/Annually

The lot which is the subject of the Agreement will be incorporated into the FURNACE VILLAGE Planned Community and Homeowners Association prior to closing.

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Seller Initials



All terms of these subparts shall survive settlement.

**BUYER AND SELLER HAVE RECEIVED, UNDERSTAND AND AGREE TO THIS ENTIRE ADDENDUM AND ALL SUBPARTS CONTAINED HEREIN.**

All other terms and conditions of the Agreement of Sale remain unchanged and in full force and effect.

NOTICE TO PARTIES: WHEN SIGNED THIS ADDENDUM IS A LEGALLY BINDING CONTRACT. Parties to this transaction are advised to consult an attorney before signing if they desire legal advice.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Please provide Buyer information that may prove helpful for urgent communication.  
Please print or type.

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Name

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Home Phone

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Home Phone

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Work Phone

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Work Phone

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Email Address

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