



Highland Homes Standard Contract Specifications Artisan Series

Buyer: Silas Kirst Date: 7/12/2019
Property Location - Lot: 12 Block: 1 Community: Bridgeland Phase: Kicapoo Cav
City: Cypress County: Harris School District: CFISD
Property Street Address: 15215 Stuart Bat Cave Job # 505-032
Buyer's Present Address: 17802 Mound Rd. #310G
Cypress TX 77433

Buyer: Primary phone: 682-414-0597 Secondary phone: _____
Email: silkir2014@gmail.com
Co-Buyer: Primary phone: _____ Secondary phone: _____
Email: _____

ARCHITECTURAL SERVICES

Base Plan Number: Everleigh **Elevation:** C
Add/Delete Garage sf: _____ **Garage:** Left **Cars:** 2
Garage Orientation: Front Entry

Brief description of minor garage modifications to the existing plan:

NOTE: The blueprints for your home are the property of *HIGHLAND HOMES* and Architectural Services. **Please do not ask for copies of the plans.** We do not issue dimensioned sets of blueprints to our homebuyers. Blueprints are available to refer to, as needed, in the construction office.

I have received a full copy of Highland's Standard Specifications

DocuSigned by:
BUYER: SILAS KIRST
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BUYER: _____

DATE: 7/12/2019

DATE: _____



CONSTRUCTION TIME LINE AND CONSTRUCTION CLOSING PROCEDURES

HIGHLAND HOMES would like to share with you our typical home building process and quality assurance closing procedures. **The building process can vary from one community to another and from one home to another.** The following is a general review, of a building time line with "Industry Language", explaining each stage of the building process.

CONSTRUCTION TIME LINE

- Stage 0
 - A. Contract agreements are finalized
 - B. Any architectural/structural plan changes completed
 - C. Plan/Specifications approved by Architectural Review Committee
 - D. Building permit requested after final approval of plans at Pre-construction meeting
 - E. Construction begins

- Stage 1
 - A. Lot preparation completed
 - B. Rough plumbing and electrical underground installed
 - C. Foundation has been inspected and concrete poured
 - D. Forms pulled
 - E. Flatwork installed
 - F. Final grade 1 completed
 - G. 2x framework begins

- Stage 2
 - A. 2x framework completed
 - B. Cornice work begins (windows, siding, etc.)
 - C. Call for City inspections

- Stage 3
 - A. Roof shingles installed
 - B. Rough mechanicals installed (Plumbing, HVAC, electrical, security & A/V wiring)
 - C. Firebox installed (Optional)
 - D. Call for City inspections

- Stage 4
 - A. City inspections passed
 - B. Batt Insulation installed
 - C. Insulation Inspection

- Stage 5
 - A. Sheetrock hung and nailed
 - B. Sheetrock tape, bed and texture completed
 - C. Sheetrock Inspection

- Stage 6
 - A. Cabinets installed
 - B. Doors and trim completed
 - C. Exterior brick laid-up

- Stage 7
 - A. Walls and trim painted
 - B. Ceramic tile installed
 - C. All countertops are installed
 - D. Mechanical trims installed

At this point you are typically 30-45 days from closing.

- Stage 8
 - A. Irrigation, fence, landscape and sod installed
 - B. Carpet home
 - C. Final clean

Revised 07.01.19

THE ITEMS ON THIS PAGE HAVE BEEN EXPLAINED TO MY SATISFACTION INT  INT _____



Stage 9 A. Homeowner is given a formal orientation of their new *HIGHLAND HOME*

Stage 10 A. Purchaser's acceptance and closing

Construction time varies from one community to another and from one home to another. Please discuss with both your Construction Manager and your Sales Counselor the targeted closing date for your home. If you have purchased a completed home from our inventory, we will still go through the orientation process (stage 9) and time should be allowed.

STANDARD CONTRACT SPECIFICATIONS

1. FOUNDATION: Post tension monolithic concrete slab on grade engineered per subdivision Geotechnical Investigation over moisture barrier over sand.

2. FRAMING: Generally accepted industry practices governed by the International Building Code (UBC) and local city municipal building codes.

Joists used for ceiling framing are sized for a live load of 20 lbs. per square foot and 10 lbs. per square foot of dead load if the attic above the ceiling has access. The attics areas are not designed for storage.

- Min. 2"x4" finger-jointed studs @ 16" O.C.
- 2"x 6" studs on all exterior walls 14' and higher
- 3/4" T&G Oriented Strand Board (OSB) sub floor material
- 7/16" (OSB) Radiant Barrier roof deck material
- Engineered Floor System
- Covered patio (per plan)
- Folding attic stairs (per plan)

3. EXTERIOR WALLS:

- | | |
|--|---|
| <ul style="list-style-type: none"> • SHEATHING • SIDING • SOFFIT • FASCIA • TRIM • BRICK • MORTAR | Thermoply sheathing with 7/16 OSB corner bracing
Fiber-cement/lap siding
Fiber-cement soffit
Fiber-cement board
Fiber-cement board
King-sized, kiln-dried clay or concrete brick
Gray color with standard weather joint –Crème color on homes with stone elevations
Pre-Cast |
|--|---|

- The Architectural Review Committee (ARC) may govern community mixes of brick and exterior colors.

4. EXTERIOR DOORS:

- | | |
|--|--|
| <ul style="list-style-type: none"> • FRONT DOOR • OTHER EXTERIOR DOORS • GARGE "MAN" DOOR • GARAGE TO HOUSE DOOR | Fiberclassic 6 panel, painted – size per plan
Note: Peephole standard if no side light on elevation
2'8"x 6'8" or 8'0" (per plan) Fiberglass 1-Lite, painted
2'8"x 6'8" (garage to yard, per plan) Fiberglass 6 panel, painted
2'8"x 6'8" (per plan) SCHB 6 panel, painted with self-closing hinges |
|--|--|

5. WINDOWS:

- | | |
|---|--|
| <ul style="list-style-type: none"> • TYPE • COLOR • GLASS • SCREENS | Vinyl with Low E insulated glass
White or Tan (per community requirements)
Clear glass, divided light at front only and 1/1 at sides and rear
On all operable windows |
|---|--|



6. GARAGE DOORS & INTERIOR WALLS:

- DOUBLE BAY 16'X 8' Metal door (per plan) raised panel, no windows
- SINGLE BAY 8'x 8' Metal door (per plan) raised panel, no windows
- OPENER **Optional** (1/2) electronic garage door opener with 1 remote
- FINISH-OUT Attached garage walls and ceiling will be painted and trimmed

7. FIREPLACE: OPTIONAL

- FIREBOX 36" Wood burning with gas starter and wire screens flat on the floor
- LOCATION Family room (per plan)
- FACING C-tile
- HEARTH N/A
- MANTEL HI-00
- CHIMNEY Per community specifications

8. ROOFING:

- TYPE Textured composite
- COLOR Driftwood
- MODEL 3 tab, algae resistant
- MATERIAL WARRANTY Limited manufacturer's warranty - 25 year
- 15# ROOFING FELT Entire field
- METAL EDGING All edges
- ATTIC VENTILATION Soffit vents @ 8' O/C (per code) & "LOMANCO" #135, 600 CFM or equivalent
- Roof vents (1 per 600 SF of slab area, per plan)

9. GUTTERS AND DOWNSPOUTS:

- LOCATION Front elevation gutters with downspouts
- TYPE Rolled aluminum with pre-painted finish

10. INSULATION:

- R-13 Fiberglass batt insulation in all exterior frame walls
- R-22 Fiberglass batt insulation in all sloped ceilings/knee walls
- R-30 Fiberglass batt insulation in garage ceiling under living area
- R-30 Fiberglass (blown in) insulation in all flat ceilings
- Sound batt insulation in common walls/floor at media option
- Dual-paned glass in vinyl windows
- Weather-stripping on all exterior doors
- Polycel foam caulking used around doors, windows and all exterior penetrations, including bottom plates and holes drilled through top plates.

11. INTERIOR WALLS:

- 1/2" Gypsum lightweight wallboard on walls on ceilings
- 1/2" Denshield board on shower/tub walls
- 5/8" Gypsum fire rated board beneath stairs, garage ceiling, garage common walls
- Texture finish on walls and ceilings with latex paint
- Rounded corners except at windows

12. INTERIOR DOORS:

- DOWNSTAIRS 6'8" tall, 2 panel smooth "CAMBRIDGE" style, hollow core
- UPSTAIRS 6'8" tall, 2 panel smooth "CAMBRIDGE" style, hollow core
- FINISH Smooth/Painted
- STUDY 6'8" tall, 2 panel smooth "CAMBRIDGE" style, hollow core, paint grade

**13. INTERIOR TRIM:**

Studies will be paint grade

- | | | | |
|---|----------------|--------------|--------------|
| • DOWNSTAIRS | BASEBOARDS: | Style: C-322 | Size: 2 1/2" |
| | DOOR CASING: | Style: C-322 | Size: 2 1/2" |
| • UPSTAIRS | BASEBOARDS: | Style: C-322 | Size: 2 1/2" |
| | DOOR CASING: | Style: C-322 | Size: 2 1/2" |
| • GARAGE | BASEBOARDS: | Style: C-322 | Size: 2 1/2" |
| • RODS | Wood - stained | | |
| • Note: The closet shelf arrangement will be comparable to the standard HIGHLAND model. | | | |

14. STAIR SYSTEMS: Half wall (per plan)

"OPTIONAL"

- | | |
|---|---|
| • OAK HANDRAIL | 6340 stained handrail with open treads (colors available for buyer selection) |
| • OAK NEWELL POSTS | 4191 box newel, stained to match handrail |
| • CAPS & SKIRT | Wood, painted to match interior trim |
| • BALUSTERS | Wood, painted to match interior trim |
| • OAK STARTER STEP, NEWELL POSTS AND TURNOUTS | Optional (colors available for buyer selection) |

15. CABINERY:

- | | |
|------------------|---------------|
| • MANUFACTURER | Kent Moore |
| • CABINET LAYOUT | Highland Base |

KITCHEN CABINETS

- Pre-finished Poplar
- Upper Kitchen Cabinets Include:
- 42" tall wall mounted cabinets with crown molding (per plan)
 - Hidden European style hinges
 - Door Style: Flat panel
- Base Cabinets and Drawers Include:
- 36" tall base cabinets
 - Door Style: Flat panel
 - Drawer Style: Smooth panel
 - Hidden European style hinges

BATHROOM CABINETS

- Paint grade
- Door Style: Flat panel
- Hidden European style hinges
- Drawer Style: Smooth panel

UTILITY ROOM CABINET

- Paint grade 12" shelf and wood closet rod

POWDER BATH (DOWN) N/A**POWDER BATH (UP)**
• Base cabinet, paint grade**OPTIONAL CABINETS** N/A



16. HEATING AND AIR CONDITIONING:

- HEATING & AIR CONDITIONING: Sizes and equipment specifications shall be determined by plan layout, engineered design and local industry standards. (Specifications include location of units, tonnage of air conditioning units, BTU rating of furnace units, etc.). All supply and returns joints to be sealed with mastic.
- RUUD HVAC system – includes:
 - 14AJM - 14.5 seer hang tag condensing unit with furnace and coil
 - The "Standard Energy Efficiency Rating" (S.E.E.R.) shall be a fourteen and a half (14.5) SEER System made up of indoor & outdoor components
 - Heating units will be natural gas fueled with electronic spark ignition
 - Each home shall be built with 1, 2 or 3 zones (systems) w/ multiple return air vents throughout the home
 - Each zone (system) will be controlled by a programmable thermostat
 - Media filters – one per unit
 - 5 year Parts & 2 labor manufacturer's warranty
- Broan Fresh In FIN180P, fresh air ventilation
- Manufacturer extended warranty registration, provided by Highland Homes

17. ELECTRICAL WIRING AND TRIM:

All wire used in the home shall be copper and shall meet International and Local Municipal Electrical Codes. Included are interior & exterior outlets, exhaust fans in baths, smoke detectors & ground fault circuit interrupters (GFCI) as required.

Structured Wiring Package:

- Features one (1) separate 1x1 bundled wire to two (2) locations, 1 story, (three) 3 locations, 2 story home
- TBD by homebuyer
- One phone location
- Structured wiring locations shall be selected by purchaser (unless home is a spec)
- **Phone and TV wiring locations shall be selected by purchaser**

Ceiling Fans:

- Ceiling fan with light kit – 1 per plan

Light Switches:

- Toggle style switches
- Electrician to provide a dedicated 15 AMP plug to Structured Wiring Panel
- Dual USB charging outlet in kitchen and master bedroom – two (2) per plan
- All electrical outlets, switches, lights, etc., locations may not be exactly per plan or model because of Building Code Requirements, structural and framing variations



18. LIGHTING:

Basic Lighting Schemes Include:

- LED disc lighting (per plan)
- 3000K LED bulbs
- Smoke detectors/Carbon Monoxide detectors (per plan/per building codes)

Decorative Light Fixtures Include:

- Artisan Lighting Package
- Master and Powder Bathroom (Brushed Nickel) vanity fixtures
- Secondary Bathroom (Brushed Nickel) vanity fixtures
- Front entry coach light(s) (per plan)
- Foyer and Dining Room chandeliers
- Hanging fixture in Breakfast Nook
- Family Room ceiling fan with light kit
- All Bedroom and Study ceiling fixtures
- Bathroom vanity fixtures
- Fixture on patio – LED disc light
- Garages – LED disc lighting

19. PLUMBING:

- PEX corrosion resistant plumbing system
- PVC-DWV (Drain Waste Vent) system
- Steel and polyethylene gas supply system

GAS LINE STUB-OUT LOCATIONS INCLUDE:

- Furnace units and water heaters
- Optional fireplace
- Cook-tops on a wall (per subdivision)
- Cook-tops on an island (additional cost)

**** Gas to island cook-top is optional (per plan)**

20. PLUMBING FIXTURES:

Shall be the same or equal to those listed below, Chrome. Model home fixtures may be upgraded.

- | | | |
|----------------------|---|----------------------------|
| • FINISH | Chrome | |
| • MASTER BATH | Moen "Chateau" 4" spread | Model #4925 |
| • SECONDARY BATHS | Moen "Chateau" 4" spread | Model #4925 |
| • POWDER BATH (DOWN) | Moen "Chateau" 4" spread | Model #4925 |
| • KITCHEN SINK | Moen "Chateau" | Model #7423C |
| • MASTER TUB | Moen wall mount with spout - CH | Model #TL181 |
| • MASTER SHOWER | Moen "Chateau" | Model #2352CH |
| • SECONDARY TUBS | Moen "Chateau" | Model #2353CH |
| • ADDITIONAL SHOWERS | Moen "Chateau" | Model #2352CH |
| • KITCHEN SINK | Undermount, Single basin, 18 gauge stainless steel (provided by Granite supplier) | |
| • POWDER SINK (DOWN) | China Pedestal Sink | |
| • COMMODES | Master Bath | 1.28 gallon, standard bowl |
| | Secondary Baths | 1.28 gallon, standard bowl |
| | Powder Bath | 1.28 gallon, standard bowl |
| • WATER HEATERS | High efficiency Rheem tankless water heater, sized per home | |
| • OTHER PLUMBING | Two (2) exterior hose bibs | |

**21. BATHROOM TUB AND SURROUNDING WALLS:**

- MASTER BATHTUB 1-Piece with splash, Sterling 71111110, 60x42
- MASTER TUB/SHOWER COMBO D-100 tile
- WALLS

22. SHOWER STALLS:

- "OPTIONAL" MASTER SHOWER Chrome frame with clear 80" high by 3/16" tempered glass
- FLOOR Fiberglass shower pan
- WALLS Group 1 level tile
- SECONDARY SHOWERS C- Tile D-100

23. HARDWARE:

Door (knobs) shall be brushed nickel finish. Chrome accessories such as towel rings, towel bars and paper holders in Master Bath and Powder and Secondary Baths. (Dummy knobs and bullet catches per plan)

- BATHROOM HARDWARE STYLE Moen "Mason"
- FRONT DOOR HANDELSET Kwikset "Regina" key lock with keyed deadbolt
- PATIO/EXTERIOR DOOR Kwikset "Regina" passage with keyed deadbolt
- HOME/GARAGE DOOR Kwikset "Regina" key lock
- BEDROOMS/BATHS Kwikset "Regina" privacy
- CLOSETS/MISC. (PER PLAN) Kwikset "Regina" passage

24. MIRRORS:

Mirrors are included above all vanities.

- MASTER BATH Per plan
- SECONDARY BATHS Per plan
- POWDER ROOM (DOWN) 24x36 Beveled

25. KITCHEN COUNTERTOPS & BACKSPLASH:

- KITCHEN 3 cm Granite with straight edge – Level 1
- KITCHEN ISLAND (per plan) 3 cm Granite with straight edge – Level 1
- KITCHEN DESK (per plan) 3 cm Granite with straight edge – Level 1
- BUTLER'S PANTRY (per plan) 3 cm Granite with straight edge – Level 1
- KITCHEN BACKSPLASH IC Brites or Mattes Wall collection

26. OTHER COUNTERTOPS:

- MASTER BATH 2 cm granite, four choices with rectangle undermount 16"x11" sink
- SECONDARY BATHS 2 cm granite, four choices with rectangle undermount 16"x11" sink
- POWDER BATH (DOWN) N/A
- POWDER BATH (UP) 2 cm granite, four choices with rectangle undermount 16"x11" sink



27. FLOOR COVERINGS:

- | | |
|-----------------------------|---|
| • TILE LEVEL | Group 1 |
| • ENTRY | 12" – 16" Ceramic tile |
| • KITCHEN/NOOK | 12" – 16" Ceramic tile |
| • MASTER BATH | 12" – 16" Ceramic tile |
| • SECONDARY BATHS | 12" – 16" Ceramic tile |
| • POWDER BATH | 12" – 16" Ceramic tile |
| • UTILITY ROOM | 12" – 16" Ceramic tile |
| • GALLERY (WALKWAY) | Carpet or 12" – 16" Ceramic tile (per plan) |
| • EXTENDED ENTRY/STAIR HALL | Carpet |
| • DINING ROOM | Carpet |
| • LIVING ROOM | Carpet |
| • STUDY | Carpet |
| • FAMILY ROOM | Carpet |
| • GAME ROOM | Carpet |
| • MASTER BEDROOM | Carpet |
| • SECONDARY BEDROOMS | Carpet |
| • CLOSETS | Carpet |
| • STAIRS | Carpet |
| • CARPET | 25 oz. base grade - Redemption |
| • CARPET PAD | 3/8" Rebond |

28. PAINT:

- Paint Vendor: Sherwin Williams
- All exterior siding & trim is painted with "exterior latex satin house paint". Buyers may choose one color from a selection standard colors.
- All interior walls and ceilings are painted with "interior latex wall paint". Buyers may choose one color from a selection standard colors.
- All interior wood trim including closets shall be painted one color with a low VOC acrylic semi-gloss enamel.
- All paints shall be selected from the "Sherwin-Williams" paint company.

29. LANDSCAPING AND EXTERIOR AMENITIES:

- Landscape: Will consist of all trees, shrubs and plant material (including bed prep) – PER DEVELOPER GUIDLEINES
- Sod: Front yard sod
- Irrigation System: Optional
- Drainage System: Optional
- Fence: 6' cedar with one gate, per community specifications – standard to back corner of home.

Landscaping & fencing design may be governed by an Architectural Review Committee (ARC) & community deed restrictions.

30. CONCRETE FLATWORK:

- | | |
|-------------|------------------|
| • PORCH | Brushed concrete |
| • LEADWALK | Brushed concrete |
| • PATIOS | Trowel finish |
| • DRIVEWAY | Brushed concrete |
| • SIDEWALKS | Brushed concrete |

31. APPLIANCES: Black

3 Piece GE Appliance Package

- | | | |
|-------------------------------|--------------|---------------------------------------|
| • 1 - Range (electric or gas) | GE | Electric JB645DKBB or Gas JGB660DEJBB |
| • 1 - Venthood | GE | JV347HBB |
| • 1 - Dishwasher | GE | GDT605PGMBB |
| • 1 - Disposal | InSinkErator | (1/3) HP or equal |

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THE ITEMS ON THIS PAGE HAVE BEEN EXPLAINED TO MY SATISFACTION INT  INT _____



32. SECURITY SYSTEM: "Optional" Pre-wire and Trim

- Contacts on all exterior doors and operable, accessible windows
- One (1) keypads
- Internal siren (typically located in attic)
- Control panel located in utility room

33. MAILBOX:

- Cluster (per community requirements)

34. MISCELLANEOUS:

RETAINING WALLS: Some retaining walls may be included in the price of your home. Please have your Construction Manager (Builder) explain if a wall will be constructed and its dimensions. Our design of retaining wall may not match your vision. Any additional retaining wall that you want to meet your expectations will require a Change Order at additional cost.

CHANGE ORDERS: All deviations from these Standard Contract Specifications, whether at a cost or no charge, must be documented on a signed change order. It is the responsibility of the purchaser to communicate changes and execute change orders in a timely manner. **All changes made after the initial sales contract is signed, must be on a signed change order and paid 50%, before changes can be implemented.**

COLOR VARIATIONS: Some products will vary in color from samples. Expect some variation to occur. When different woods are stained they will vary in color significantly. **There is no guarantee that stains used on doors, trim, floors, cabinets, and stair systems will match.**

SPECIFIED ITEMS: *HIGHLAND HOMES* reserves the right to change the Standard Contract Specifications.



Buyer's Guide

Your new home should reflect your taste so you will have the opportunity to choose from our design packages and upgraded features to personalize your countertops, cabinets, flooring and other accents in your new home. The following states our design selection process and timeline for making these decisions. It is important that these deadlines are met in order for Highland Homes to deliver your home in a timely manner

Design Selection Process

Congratulations, you have finalized your sales contract with Highland Homes. Now what?

- A. Immediately after your Sales Contract is written you should contact the "specified" Design Center for your community.
- B. An associate with Flooring Services Design Gallery will contact each homebuyer to set up the design appointment. At this meeting you will be selecting your entire interior finishes, (I.e. paint colors, wallpaper, ceramic tile, countertops, etc.), when your decorator selections are complete, please review all selections with your Construction Manager (Builder) so he can price all selected upgrades.
- C. You will meet with an Interior Designer at your specified Design Center to choose all finish colors and products. If necessary, please arrange for a baby-sitter, the Design Center cannot accommodate children.
Design hours allotted per community:
40' – 50' lots 2 hours
- D. Purchaser's currently residing outside the HOUSTON area must meet with a Designer, in person, at your Design Center. An additional trip may be necessary to accommodate your design meeting, please plan accordingly.
- E. Selection sheets must be 100% complete prior to your pre-construction (Builders) meeting. Your Construction Manager (Builder) will not accept a selection sheet that is less than 100% complete. **Construction on your home will not begin** until your Construction Manager (Builder) has your selection sheet (100% complete).
- F. **All selections are ordered immediately after your meeting at the Design Center. Any changes will result in restocking fees.**

Final Construction Documents

The final set of construction documents (site plan, floor plans, elevations, "blueprints" etc.) **must be completed and available** prior to the pre-construction meeting being scheduled with your Construction Manager (Builder).

Pre-Construction "Builders" Meeting

Construction on your home will not commence prior to the pre-construction meeting. The pre-construction meeting (Builders meeting) will be set for approximately one (1) week before the start of construction. At this meeting you will be asked to place telephone and TV locations. Please give careful consideration to these items prior to this meeting, as there will be a great deal to cover. Any additional pricing requests should be made to your Sales Counselor prior to this meeting. You will also need to select at the Decorator Showroom a brick type and color at this time. Please allow approximately two (2) hours for this meeting. A rewrite of your contract may be needed after the Builders Meeting. It is imperative that **ALL** responsible parties are present at this meeting. Please do not bring children, friends or other people to this meeting that may cause you to be distracted. They may cause a very lengthy and unproductive meeting.

Contacting Your Builder

The Construction Managers (Builders) can be reached by calling their message center, Monday – Friday 7:30 am to 5:30 pm and Saturday 8:00 am to 12:00 pm. When scheduling meetings please allow plenty of advance notice. Please refrain from dropping by the construction trailer for questions. In your Homeowners manual we have provided "Customer Concerns" forms which can be filled out and left with the Sales Counselor and these will be given to the Construction Manager (Builder) on a daily basis. Each Construction Manager (Builder) has many duties and responsibilities and may not be able to stop and meet with you if you drop by unannounced.



Interior Window Treatments

- A. Window treatments must be written on a signed change order and paid in full, in cash, prior to ordering. All final order forms with selected colors and materials must be signed and approved by the purchaser and the Construction Manager (Builder) prior to ordering.
- B. Window treatment change orders must be 100% complete by frame stage.

Contract Rewrites

If you purchase additional options after the original contract is signed, your contract will need to be rewritten, to include these upgrades into your mortgage. This needs to be completed **ASAP** and **BEFORE** the slab is poured.

Final Walk and Closing

- A. Approximately thirty (30) days prior to closing, your Construction Manager (Builder) will notify you of **TENTATIVE** pre-walk, final and close dates. Typically your final walk and new home orientation will take place 5-7 days prior to closing.
- B. Homeowner orientations may be scheduled to start between 9am and 1pm.
- C. *HIGHLAND HOMES* requires a Purchaser's acceptance prior to closing.
- D. After confirmation of closing, contact your Sales and Construction staff to arrange to pick up the keys to your new HIGHLAND HOME.

Additional Information

- A. Please read your *HIGHLAND HOMES* "**HOMEOWNER MANUAL**" carefully, it includes your maintenance responsibilities for your new home. **Proper maintenance will add years of beauty and durability to your home. Improper maintenance will result in premature wear and weather damage to your home. Your home is a major investment, proper maintenance is critical.** Your Sales Counselor or your Construction Manager (Builder) will be happy to answer any questions you may have regarding maintenance and warranty.
- B. We encourage you to be a part of the home building process and invite you to visit the home site often. However, please limit visits to weekday office hours (10:00 am to 5:00 pm) and have a *HIGHLAND HOMES* representative accompany you at all times. While your home is being built it is a "**CONSTRUCTION SITE**" and appropriate precautions must be taken. Construction sites are dangerous and we discourage children from visiting the site.

Our goal is to create an enjoyable, organized buying and building experience

Thank you for choosing *HIGHLAND HOMES* to build your new home.

SALES COUNSELOR: DocuSigned by:
Danny Day
622AFB2051CE49F...

DATE: 7/12/2019

BUYER: DocuSigned by:
Silas Kirst
A5C4E0908B23495...

BUYER: _____

DATE: 7/12/2019

DATE: _____



Highland Homes

IMPORTANT NOTICE!

By signing below, you are acknowledging and agreeing that the plans for your home are final and, **no other additions, deletions or changes** can be made.

Based on these final signatures, the Sales Counselor, the Construction manager (Builder), corporate office accounting and purchasing personnel, architecture, finance, etc. produce construction documents, blueprints, engineering, and purchase orders. For this reason, we cannot accept any changes after you have signed this notice.

DocuSigned by:
BUYER: Silas Kirst
A5C4E0908B23495...

BUYER: _____

DATE: 7/12/2019

DATE: _____

Items That Need To Be Added or Defined: