

# ADDENDUM TB TO OFFER TO PURCHASE

This Addendum is made part of the Offer to Purchase dated \_\_\_\_\_ (“Offer”) and signed by Buyer \_\_\_\_\_ with respect to the Property at \_\_\_\_\_, WI (“Property”)

- If there is any conflict between the terms and conditions in this Addendum and the terms and conditions in the Offer, the terms and conditions in this Addendum shall control.
- Yard will be ROUGH-GRADED only. If this purchase is for a contracted home Seller/Buyer will have the lot rough-graded but Buyer will pay for: 1) Any fill that may need to be added to the site (including trucking costs), and 2) Any trucking and dumping fees associated with removing fill from the site. Buyer is responsible for any topsoil needed, final grade, landscaping and retaining wall [if applicable]. Tycore does not warranty any ground settling.
- Buyer understands it is the Buyer’s responsibility, including all associated costs, to comply with the grade level as established by the local municipality. It is the Buyer’s/Landscaper’s RESPONSIBILITY to procure and comply with the required grade.
- ALL FUTURE STREET IMPROVEMENTS (road surface, curb & gutter, and possible sidewalk) will be at Buyer’s cost. Buyer to look into PROJECTED COST AND TIMETABLE prior to writing offer. NOTE: Some municipalities may require sidewalk installation within a short timetable after Buyer has taken occupancy; also some municipalities may install a temporary road surface which could be a cost to Buyer.
- Concrete slabs are floating. Because these slabs are not a structural (load-bearing) element of the home, they are excluded from coverage under the structural warranty. Concrete Flatwork is not covered under Tycore’s warranty.
- In subdivisions where curb & gutter are in place, Seller will install a CONCRETE DRIVEWAY (if not already in place) extending from the garage to the curb (width of the 3rd stall, if applicable, tapering into 2nd stall) along with a CONCRETE SERVICE WALK from the front porch to the side of the driveway.
- In subdivisions where curb & gutter does NOT exist, Seller will install a CONCRETE APRON (if not already in place) extending approximately 18 feet out from the garage (and a width even with the garage door) along with a CONCRETE SERVICE WALK from the front porch to the side of the driveway apron.
- All references to the pro-ration of REAL ESTATE TAXES in the Offer to Purchase are replaced by the following formula: PROJECTED ASSESSMENT BY THE ASSESSOR FOR THE CURRENT YEAR MULTIPLIED BY THE CURRENT YEAR’S MILL RATE. If current year’s mill rate has not yet been established, the PRIOR YEAR’S MILL RATE will be used.
- Buyer is aware that the Seller may have limited knowledge regarding the zoning and future development plans adjoining and around the subject property. Buyer assumes all responsibility for making sure the Buyer is satisfied with the zoning and future development plans around the subject property.
- Buyer is aware that it is considered normal for concrete to crack or chip. Buyer is advised that salt from a vehicle may damage concrete and that having concrete sealed with a sealer on a regular basis may preserve concrete.
- Due to the weather conditions the final rough grade and exterior concrete flatwork may not be completed prior to closing. When conditions permit, the final rough grade and exterior concrete flatwork will be completed based on the subcontractor's schedule and weather. Concrete cannot be poured until frost is out of the ground and temps maintain 50 degrees to allow concrete to cure.
- Seller will conduct a FINAL WALK-THRU INSPECTION with Buyer shortly before closing to ensure that all workmanship and systems are in good order and to answer Buyer’s questions.
- Seller will WARRANT all mechanical, structural and component parts for 1 YEAR from the date of closing (although some manufacturer’s warranties could extend longer). All references to Builder’s 1 Year Warranty in Offer are as defined in the Tycore Home Owner’s Manual. Concrete Flatwork is not covered under Tycore’s warranty. Notwithstanding anything contained in the Offer, this Addendum, or the Tycore Home Owner’s Manual to the contrary, no warranties or guarantees provided to Buyer by Tycore may be transferred or assigned by Buyer without the express written consent of Tycore.
- At closing Buyer will be given a CLOSING PACKAGE which includes warranty and maintenance related items.
- Buyer is made aware that Seller may continue to show and hold open houses on property until closing.

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- All references to Gap Insurance in the Offer to Purchase are replaced with Seller will not provide Gap Insurance.
- Buyer is advised that the current market demand for new homes, together with upgrades selected by Buyer, may result in an agreed upon Purchase Price for the Property that exceeds the value of the Property determined by an appraisal. If the appraised value of the Property is less than the Purchase Price, Buyer shall be obligated to pay the difference between the appraised value and the Purchase Price to Tycore at closing.
- **SELLER IS A LICENSED BROKER IN WI & HOLDS AN OWNERSHIP IN TYCORE BUILT & MICOLEY.COM**

\_\_\_\_\_  
Buyer Initials      Date

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

\_\_\_\_\_  
Buyer Work Phone

\_\_\_\_\_  
Buyer Home Phone