

Louisiana Residential Agreement to Buy or Sell New Construction Addendum

• Completed Construction

• **Under Construction:** A detailed list of items to be completed, along with any changes or selections the Builder will permit for the Purchaser to choose, shall be attached to this Addendum. This list will be considered part of the Addendum and signed by all parties.

• **New Construction or To Be Built** will be carried out under the observation and/or inspections of the applicable state and/or local authorities, in compliance with prevailing building codes and standards.

1. **Floor Plan** attached and initialed as part of this Agreement: () Yes. () No.

2. **Specifications** attached and made part of this Agreement: () Yes. () No.

Completion Date: Subject to delays outside the Builder's control (including inclement weather, adverse site conditions, fire, casualty, riots, material delivery delays, or acts of God), the home will be completed on or before _____ 20__ unless amended in writing and signed by both parties. All changes to construction or allowances must be in writing and signed by all parties.

Builder (as defined by law: any person, corporation, partnership, LLC, joint venture, or other entity):

Name(s): _____

Physical Address: _____

Louisiana Licensed Residential Contractor () Yes () No

License Number: _____

Inspection and Final Walk-Through: Within _____ days before the scheduled closing date, the Seller or the Seller's agent shall notify the Buyer and the Buyer's agent that the home is ready for inspection. The Buyer will arrange the inspection in coordination with the Seller, and the Seller or their representative may be present during the process.

All utilities necessary for the inspection shall be supplied by _____ and must remain active throughout the inspection period.

A third-party inspector must be a state-licensed professional qualified in the home component being inspected. Acceptable inspectors include:

- Licensed Home Inspector certified by the Louisiana Home Inspectors Board (www.lsbhi.state.la.us)
- Professional Engineer registered with the State of Louisiana (www.lapels.com)
- Third-Party Provider approved by the Louisiana State Uniform Construction Code Council (www.dps.louisiana.gov/lsuccc)

The standards for completion shall be based on the latest edition of:

- Residential Construction Performance Guidelines (www.nahb.org)
- Louisiana State Uniform Construction Code (www.lsuccc.louisiana.gov/codes.html)

Any deficiencies identified that fall outside the inspector's certification must be reviewed and confirmed by a licensed professional or engineer in the relevant field, at the expense of _____.

Within 48 hours of the inspection or final walk-through, the Buyer shall provide a written list of any items requiring correction or completion. The Builder is responsible for addressing these items before closing. If circumstances beyond the Builder's control delay completion, the parties may mutually agree in writing to extend the closing date. All other defects will be governed by Louisiana's New Home Warranty Act.

Compliance with the Louisiana State Uniform Construction Code shall be deemed satisfied once the Seller provides a Certificate of Occupancy issued by the appropriate authority.

Signatures

Buyer

Seller

Buyer

Seller

Date

Date