



# ROYAL DOMINION HOMES

11357 Nuckols Road PMB 108  
Glen Allen, Va. 23059

(804) 545-4501

## ADDENDUM TO CONTRACT

As part of the consideration of the Agreement, the Purchaser agrees that the following items have been explained by the sales agent and the Purchaser is in complete agreement.

1. The payment for house and lot as described in Paragraph 3 is based on the normal construction costs of the particular house in a standard Royal Dominion Homes subdivision plus the additional estimated costs of building on lot \_\_\_\_\_ in **Rockett's Ridge** \_\_\_\_\_. Any costs above these estimates will be the responsibility of the Purchaser and if done by the seller, will include a minimum of eighteen percent (18%) markup to cover overhead, construction loan interest and profit. These items include but are not limited to:

a. **Tree Removal and Grubbing:**

Cost to Purchaser will include felling trees, stump removal, stripping, and hauling to clear the area of the house and fifteen (20) feet to the rear, sides and front, as required. Royal Dominion Homes accepts no responsibility for the survival of remaining trees on the property. To this end

\_\_\_\_\_ **\$2,500** \_\_\_\_\_ has been included in the Contract.

b. **Unexpected Ground Conditions:**

No provisions, other than below, have been made for rock, quicksand, plastic soil, underground springs, etc. If encountered during excavation or improvements, additional expenses for removal or working through will be borne by the Purchaser. To this end \_\_\_\_\_ **\$0** \_\_\_\_\_ has been included in the Contract.

c. **Footing and Foundation Walls:**

Setting of the house is to be approved by Royal Dominion Homes. Extra cost for any additional footing or foundation over standard plans will be borne by the Purchaser. To this end \_\_\_\_\_ **\$0** \_\_\_\_\_ has been included in the Contract.

d. **Fill Dirt:**

The cost of fill dirt required, in excess of that removed in the course of excavation or hauling out excess fill will be borne by the Purchaser. To this end \_\_\_\_\_ **\$1,000** \_\_\_\_\_ has been included in the Contract.



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e. **Framing, Plumbing, Heating, Electrical or any Structural Changes to the House:**

Additional cost for any local code requirements where different from standard plans and specifications will be the responsibility of the Purchaser. To this end \_\_\_\_\_ **\$0** \_\_\_\_\_ has been included in the Contract.

f. **Utilities:**

Purchaser warrants that all utilities are to the property line. If not, cost of doing so will be borne by the Purchaser. To this end \_\_\_\_\_ **\$0** \_\_\_\_\_ has been included in the Contract.

g. **Sewer/Septic/Storm:**

The cost of any sewer tap, sewer or storm lines, septic system, or any other related item will be borne by the Purchaser. To this end \_\_\_\_\_ **\$7,500** \_\_\_\_\_ has been included in the Contract.

h. **Water/ Well:**

The cost of a water tap, exterior water line, well, pump or any other related item will be borne by the Purchaser. To this end \_\_\_\_\_ **\$7,500** \_\_\_\_\_ has been included in the Contract.

i. **Electric Line/ Gas Line:**

The cost of the electric line or any other related items will be borne by the Purchaser. To this end \_\_\_\_\_ **\$390** \_\_\_\_\_ has been included in the Contract.

j. **Driveways (Temporary Permanent):**

The cost of the driveway base or top gravel, or any other related items will be borne by the Purchaser. To this end \_\_\_\_\_ **\$2940** \_\_\_\_\_ has been included in the Contract. Also, to this end \_\_\_\_\_ **\$1,000** \_\_\_\_\_ has been included in the Contract for a drive culvert.



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k. **Grading/ Landscaping:**

Royal Dominion Homes will machine grade the areas fifteen (15) feet to the rear, sides and front of the house and areas distributed during the course of construction. Other costs including any additional fill or top soil not on the property will be the responsibility of the Purchaser. To this end  
\_\_\_\_\_ **\$4,000** \_\_\_\_\_ has been included in the Contract.

l. **Closing:**

\_\_\_\_\_   
Date

\_\_\_\_\_   
Purchaser

\_\_\_\_\_   
Purchaser

\_\_\_\_\_   
Date

\_\_\_\_\_   
Seller