

Michael Anderson Homes, Inc.

180 Woodland Ridge Drive

Fuquay-Varina, NC 27526

This is a contract between Michael Anderson Homes, Inc. (seller) and Jon Dale Powelson and Diane Jean Powelson (buyers) to buy house and property located at 3621 Rawls Church Road, Fuquay-Varina, NC 27526. The house is currently under construction and will be completed by the seller. Projected completion is late May 2021. The contract price for house and property is \$285,000.00 and a \$28,500.00 nonrefundable down payment is due at time of signing this contract. The remaining balance of \$256,500.00 will be paid to seller at closing of property within 30 days of seller receiving certificate of occupancy. Any overages on allowances are to be paid by buyers prior to closing and any credits on allowances will be credited to buyers' remaining balance at closing. No realtor fees nor commission are to be paid by the seller.

The house is approximately 1,358 square feet heated with a 20.5' x 22' garage, 17' x 7' front porch, and a 12' x 10' treated wood deck on the rear.

House will include:

- vinyl siding (Mastic Ovation)
- vinyl shutters for windows on front of house
- architectural shingles (already installed)
- vinyl single hung windows (YKK)
- garage interior will be sheetrock walls and ceiling and painted with a 16' x 8' overhead door & opener
- heated space will have 9' painted ceilings
- painted white wooden cabinets in kitchen and bathrooms with brushed nickel knobs
- level 1 granite countertops with undermount stainless steel sink in kitchen
- cultured marble countertops in bathrooms
- kitchen cabinets will deviate from blueprint as agreed upon by buyers and seller with built in pantry, additional upper cabinet, peninsula will be 90 degrees, and rough in for 2 pendant lights over bar
- seller's standard brushed nickel delta faucets with 4 inch spread in bathrooms
- brushed nickel delta single hole pull down goose neck faucet in kitchen
- brushed nickel faucet and handle in tub and shower in both bathrooms
- tile walls with niche for soap/shampoo and corner seat in bath 1 shower

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- additional niche in shower is \$200 if buyers desire a second niche
- \$2.50 per sqft allowance on cost of tile
- glass shower enclosure in bath1
- elongated (oval) toilets in both bathrooms
- brushed nickel seller's standard towel bars or rings and toilet paper holders
- plate glass mirrors over both bathroom vanities
- buyers pick interior paint colors—seller's standard is white trim and ceilings and up to 2 wall colors
- 3.25" wood casing on windows and doors
- 5.25" mdf baseboard throughout
- 3.625" wood crown in kitchen, dining, family room, and hallway
- 1 x 4 trim in dining area for wainscoting appearance on lower portion of walls
- wood/mdf shelving in closets
- 3/4" thick sand and finish white oak hardwood flooring in kitchen, dining, family room, hallway, and bedroom 1
- luxury vinyl plank flooring in bathrooms--\$5 per sqft installed allowance
- carpet flooring in bedrooms 2 and 3--\$20 per sqyd installed allowance
- seller's standard hollow core raised panel interior doors
- seller's standard brushed nickel hinges and Schlage knobs on doors
- lighting allowance for fixtures, bulbs, doorbell/chime, and smoke detectors is \$2,200.00
- appliance allowance is \$1,500.00 for freestanding electric range, dishwasher, and microwave/hood
- seller is not responsible for refrigerator and laundry washer/dryer
- seller's standard gutters and downspouts with splashblocks
- concrete driveway from street to garage with approximately 12' x 22' pad beside garage
- concrete walkway to steps of front porch
- yard that has been disturbed during construction around house will be graded, seeded, and strawed
- foundation plants with pine straw or mulch in front of bedrooms 2 and 3
- house will have an American Standard or Trane 15 seer electric heat pump
- house will have an electric water heater located in the garage
- house is pretreated for termites (soil treatment) by Bug Out

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--- termite treatment paperwork will be provided to buyers at closing

--- Harnett County Regional Water is water supply to house/ no well

--- house has private septic system approved by Harnett County Environmental Health

Michael Anderson

Seller

2-23-2021

date

[Signature]

Buyer

2-23-2021

date

Diane Powellson

Buyer

2-23-2021

date

Harnett County Department of Public Health Improvement Permit

A building permit cannot be issued with only an Improvement Permit

ISSUED TO: MICHAEL ANDERSON HOMES PROPERTY LOCATION: 3621 RADDS CHURCH RD. (SR 1415)
 SUBDIVISION: OAK CREEK LOT # 9
 NEW REPAIR EXPANSION
 Type of Structure: 3-BEDROOM 65'x70' SFS
 Proposed Wastewater System Type: 25% REDUCTION SFS
 Projected Daily Flow: 360 GPD
 Number of bedrooms: 3 Number of Occupants: 6 max
 Basement Yes No
 Pump Required: Yes No May be required based on final location and elevations of facilities
 Type of Water Supply: Community Public Well Distance from well NA feet
 Permit conditions: _____ Permit valid for: Five years No expiration

Authorized State Agent: [Signature] Date: 06/25/2020 SEE ATTACHED SITE SKETCH
 The issuance of this permit by the Health Department in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements. This site is subject to revocation if the site plan, plat, or the intended use changes. The Improvement Permit shall not be affected by a change in ownership of the site. This permit is subject to compliance with the provisions of the Laws and Rules for Sewage Treatment and Disposal and to conditions of this permit.

Construction Authorization (Required for Building Permit)

The construction and installation requirements of Rules 1950, 1952, 1954, 1955, 1956, 1957, 1958 and 1959 are incorporated by references into this permit and shall be met. Systems shall be installed in accordance with the attached system layout.

ISSUED TO: MICHAEL ANDERSON HOMES PROPERTY LOCATION: 3621 RADDS CHURCH RD (SR 1415)
 SUBDIVISION: OAK CREEK LOT # 9
 Facility Type: 302 65'x70' SFS New Expansion Repair
 Basement? Yes No Basement Fixtures? Yes No
 Type of Wastewater System** 25% REDUCTION SYSTEM (Initial) Wastewater Flow: 360 GPD
 (See note below, if applicable 25% REDUCTION S.F.S. (Repair))

Installation Requirements/Conditions
 Septic Tank Size 1000 gallons
 Pump Tank Size _____ gallons
 Number of trenches 1
 Exact length of each trench 225 feet
 Trenches shall be installed on contour at a
 Maximum Trench Depth of: 24 inches
 (Trench bottoms shall be level to +/-1/4" in all directions)
 Pump Requirements: _____ ft. TDH vs. _____ GPM
 Trench Spacing: 9 feet on Center
 Soil Cover: 12 inches
 (Maximum soil cover shall not exceed 36" above the trench bottom)
 Aggregate Depth: NA inches below pipe
NA inches above pipe
NA inches total
 Conditions: SEE SITE SKETCH

**WATER LINES (INCLUDING IRRIGATION) MUST BE 10FT. FROM ANY PART OF SEPTIC SYSTEM OR REPAIR AREA.
NO UTILITIES ALLOWED IN INITIAL OR REPAIR DRAIN FIELD AREA.**

**If applicable: I understand the system type specified is different from the type specified on the application. I accept the specifications of this permit.
 Owner/Legal Representative Signature: _____ Date: _____

This Construction Authorization is subject to revocation if the site plan, plat, or the intended use changes. The Construction Authorization shall not be transferred when there is a change in ownership of the site. This Construction Authorization is subject to compliance with the provisions of the Laws and Rules for Sewage Treatment and Disposal and to the conditions of this permit. SEE ATTACHED SITE SKETCH

Authorized State Agent: [Signature] Date: 06/25/2020
ANDREW CURRAN Construction Authorization Expiration Date: 06/25/2025

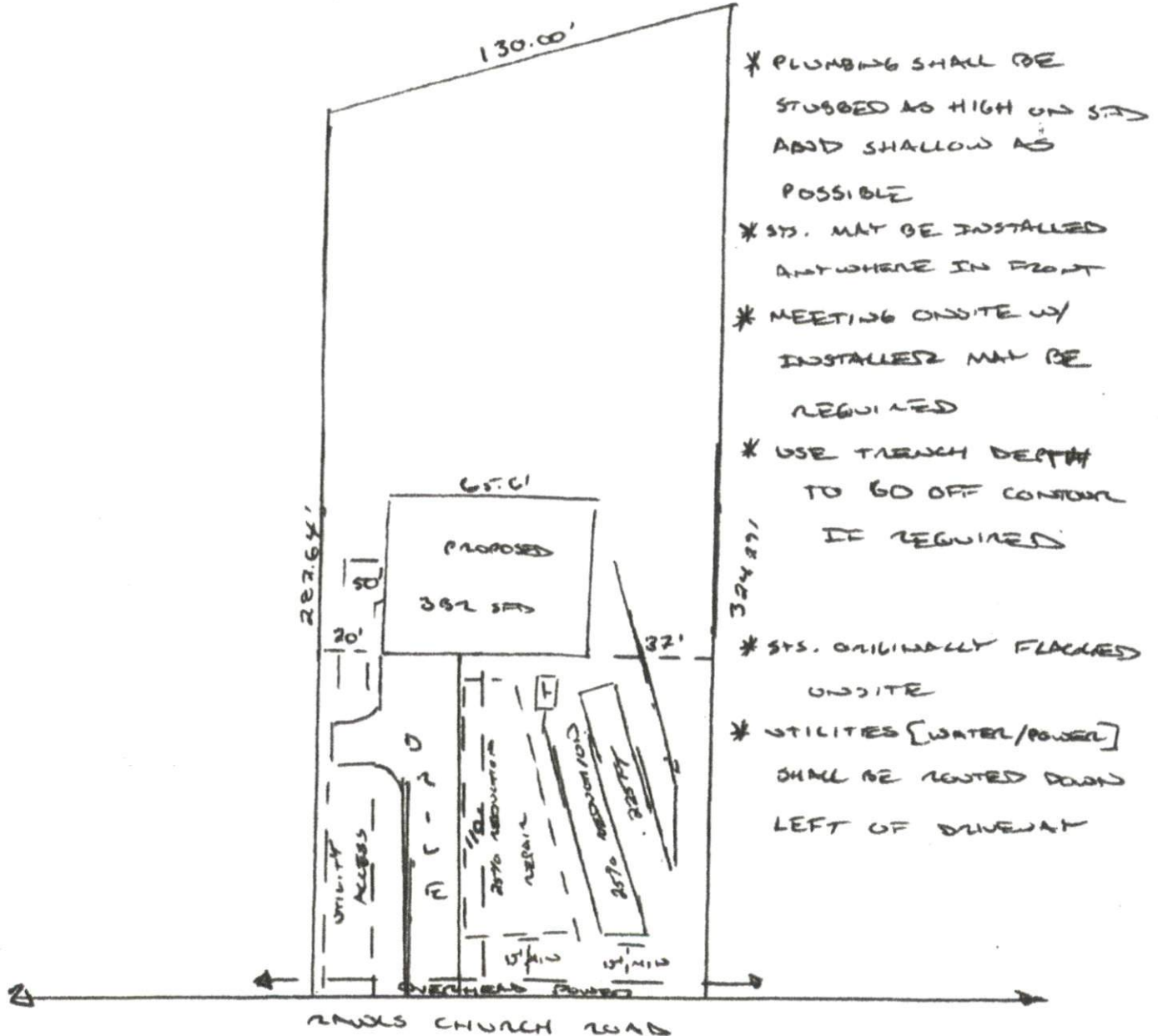
Application # SFD2006-0015

Harnett County Department of Public Health Site Sketch

Property Location: 3621 LAWLS CHURCH ROAD (LN 1415)

Issued To: MICHAEL ANDERSON'S HOME Subdivision OAK CREEK Lot # 9

Authorized State Agent: [Signature] Date: 06/25/2020
ANDREW CURRIE



- * PLUMBING SHALL BE STUBBED AS HIGH ON SFD AND SHALLOW AS POSSIBLE
- * SFD. MAY BE INSTALLED ANYWHERE IN FRONT
- * MEETING ON SITE W/ INSTALLED MAY BE REQUIRED
- * USE TRENCH DEPTH TO GO OFF CONTOUR IF REQUIRED
- * SFD. ORIGINALLY FLARED ON SITE
- * UTILITIES [WATER/POWER] SHALL BE ROUTED DOWN LEFT OF DRIVEWAY

This drawing is for illustrative purposes only. System installation must meet all pertinent laws, rules, and regulations.