

PAMI REMODELING CO.
FAYETTEVILLE, NC 28306
910-489-9121
LIC No. 83476

North Carolina
Hornet County

New Construction Contract

This Agreement made the 03-22-2021 between Pami Remodeling Co Inc hereinafter Referred to as contractor and Mr Julius Draughn hereinafter referred to as owner to Build a new home at 7232 Elliott Bridge Rd Spring Lake NC 28390

That the contractor and the owner for the consideration hereinafter named agree as follows.

1. That the contractor shall furnish all the Material and perform all the labor necessary To perform all the work show on the drawing, plan as described in the specifications know As Design 999 By Don Gardner Architect, it being specifically understood between two parties that said plan are to be used as a floor plan, only and have been amended by the parties on said plan, and shall do everything required by this contract, said specifications and drawing and spec sheet.

2. That the work to be performed under this contract shall be commenced on or Before 30th March 2021 and shall be substantially completed on or before 30 Sep 2021. Or 180 Days. Contractor can request for more time if lack of Material or weather condition.

3. The owner shall pay the contractor for the perform of this contract subject additions and deductions, as may be agreed between the parties by the separate written Instrument, with current funds as follows. Contractor will withdraw by work Performed.

A. Land	\$ 32,000.
B. Materials & Labor	\$ 268,000.
Total	\$ 300,000.

4. upon receipt written notice that work is ready for final inspection and acceptance, the owner can make final walk through to check work is done by Plan and spec sheet given by contractor and the contract fully performed, after inspection done by owner, the entire balance bound to be due the contractor shall be due and payable.

and payable . Before an issuance of the final payment herein, the Contractor shall submit evidence satisfactory to the owner that all payrolls, material bills and other indebtedness connected with the work have been paid.

5. If after the work has been substantially completed, full completion thereof is materially delayed through no fault of the contractor, the owner may, and without terminating the contract, make payment of the balance due for that portion of the work fully completed and accepted. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

6. The Contractor shall carry such insurance required by Workmen's Compensation laws of the state of North Carolina or other laws relating to compensation for personal injury to workmen. The owner may carry additional insurance to protect himself for contingent liability and may object to, and cause to remove any condition dangerous to workmen or the public. The contractor shall carry all builders' risk insurance on the building and materials as the work progresses, either in binder form or in the usual manner.

7. The contractor shall allow the owner to inspect all work and material at all times and shall, receiving proper notice, remove all defective materials.

8. Upon default by either party, the non-defaulting party shall have the right to complete construction of the house as contracted for herein. Should the contractor be in default, then the owner has the right to either continue the construction contemplated herein with the same contractor or may obtain the services of a new contractor. If the owner defaults herein, then the contractor shall complete the construction of said residence, and sell the same at a commercially reasonable public sale, the net proceeds, if any shall be payable to the owner..

9. Should the owner wish to make additions to the above items that require further expense, the owners specifically agrees to pay the difference between the allowance and the contractor's cost for additions.

10. Upon full payment as contemplated herein, contractor shall provide all the warranties and lease of lean all the materials and labor paid in full.

11. In addition to the NO contract price the owner additionally agrees at completion of construction to pay the lump sum of \$ NO to the contractors .

William Murchison Jr
Witness

John M. [Signature]
Owner
[Signature]
Contractor

**PAMI REMODELING CO.
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Spec for to Build

Plan No 999

Design By Don Gardner

Total SQF 2300

3 Bedrooms 2-1/2 Bath rooms

Footing 16'W12" D and 4" concrete slab

Walls 2x4and 9' Ceiling

Walls cover with 7/16 OSB and Tyback and Vnyle Siding and Shutters at front windows

Cover front & Back Porchs ,Single Hung Windows, Exterior Steel Doors and 16' Garage Door

Roof Pre Engineer Trusess 7/16 OSB cover with 15 lb Felt Paper and 30 year ashfault shingles.

Insulation walls R15 Ceiling R38

Interior 1/2" Sheet Rock Finish mud and tape and Paint Masonite Doors and 2-1/4 Casing and

5-1/4 Base Board , Tray ceiling Dining Room and Master Bed room

1/2 Bath Toilet and Sink

Master Bath Garden Tub walls surround with ceramic tiles,Toilet and Double Sink and Shower

Hall Bath One Pc Tub and shower,Toilet and Sink

Floor Vnyle glue down in Open area, Kitchen,1/2 Bath and Laundry Room,Carpet all Bed-

Room and stair case. Ceramic Tile in Bath Rooms

Kitchen Back Splash tile and Surround fire place.Brush Nickle Hardware (Door Knobs)

Stainless Steel Appliances- Slide in Range,Dishwasher and Microwave ,Refrigerator.

(1)

All Cabinets and Bath Vanities will be Standard, Granite Kitchen Counter, Under Mount Sink
Marble Top Bath Vanities, Wire Shelving all closets and Clear Glass shower Door.

Electric. 200 AMS Service and all lighting according to plan and NC Code

H/A will be by NC code 4 Ton Split Heat Pump.

Plumbing By NC Code 2-1/2 Bath with 4" PVC Drain Line connect to septic tank.

Pax water line connect to city water.

Electric 50 GLN HWH, Brush Nickel Finish Fixtures Pre Fab Vent less Electric fire place

Grade and seed Front, sides and back. Install Gutters

Concrete Driveway from Road to Garage Door and 3' walkway from garage to front door

Contractor

Date

Buyer

Date