Addendum to

“Original Agreement” OF 4/7/2021

between

Coastal Home Experts LLC ("Contractor")

and

Michael and Patti Cheikin (“Owners”)

34820 Capstan Lane, Lewes DE 19958

(610) 639-6034,5; cheikinm@msn.com, patti.cheikin@gmail.com,

Date: October \_\_\_ 2021

This Addendum is incorporated into the Agreement” of 10/\_\_\_/2021 between the two parties as listed above. The terms of this Addendum will prevail over any similar terms in the original Agreement.

1. “Inspection” of Existing Conditions. Upon both parties signing these documents, Contractor will schedule an Inspection of existing conditions. Specifications and Allowances on the Original Contract will be finalized at that time. If the cost of the project exceeds that on the Original Agreement, Owners may elect to add this sum to the final payment or to cancel the project with all deposit monies refunded in full within 14 days. Allowances are based on prevailing contractor prices.
2. Start Date. Contractor will not begin the job (“Start Date”) until sufficient quantities of materials and labor are available, in Contractor’s sole opinion, to complete the job within three calendar months. The Start Date will be no later than March 1 2022. Contractor will give the Owners one week notice before starting work. If the job is not started by March 1, 2022, all deposits provided will be returned in full within 14 calendar days. The start date can be extended by mutual written consent within 30 days of the execution of this contract in the event of unavailability of required or chosen materials.
3. End Date. The job will be completed no later than two calendar months (e.g. April 30, 2022 for a Start Date of March 1, 2022). If the job is not completed by the end of the third month, 1% will be deducted from the total value of the job for each day that the job is not completed. This provision will not apply to any reasonable final “punch list” items that may require additional time to complete. However, final payment will not be made until all punch list items are approved by the Owners, such approval to be reasonably provided.
4. Agents and Sub-Contractors of Contractor. All workers involved in the job, regardless of source, will be properly licensed and insured, and will have criminal background checks.
5. Legal Costs. In the event of any legal action, the parties agree that the prevailing party will be entitled to legal and related costs involved in taking such action.

Contractor

Mid-Atlantic Remodeling, LLC

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

OWNER

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_