

BAUMANN BUILDING

PRE-SELECTION GUIDE



DISCLAIMER

This guide is meant to walk you through the **Base** features included in your new home, as well as some **Enhancement** options you might want to consider.

The **Base** features are the standard items already included in your base price per sqft. — no surprises there. We'll also show you a range of enhancement features (upgrades, customizations, or add-ons). These are optional and meant to help you explore what's possible, but just a heads-up:

- There's no limit to what we can talk about today — feel free to dream big! Wishlist!
- The objective is to make sure the quality of the products meet your expectations.
- Any enhancements you choose later may affect the timeline and cost.
- Final selections will be confirmed during selection meetings with your Interior Designer during construction.

We're here to help you make the best choices for your lifestyle and budget, so ask away and enjoy the process!

GARAGE - BASE

- 16'X7' Raised Panel Uninsulated
- Wi-Fi Enabled Opener



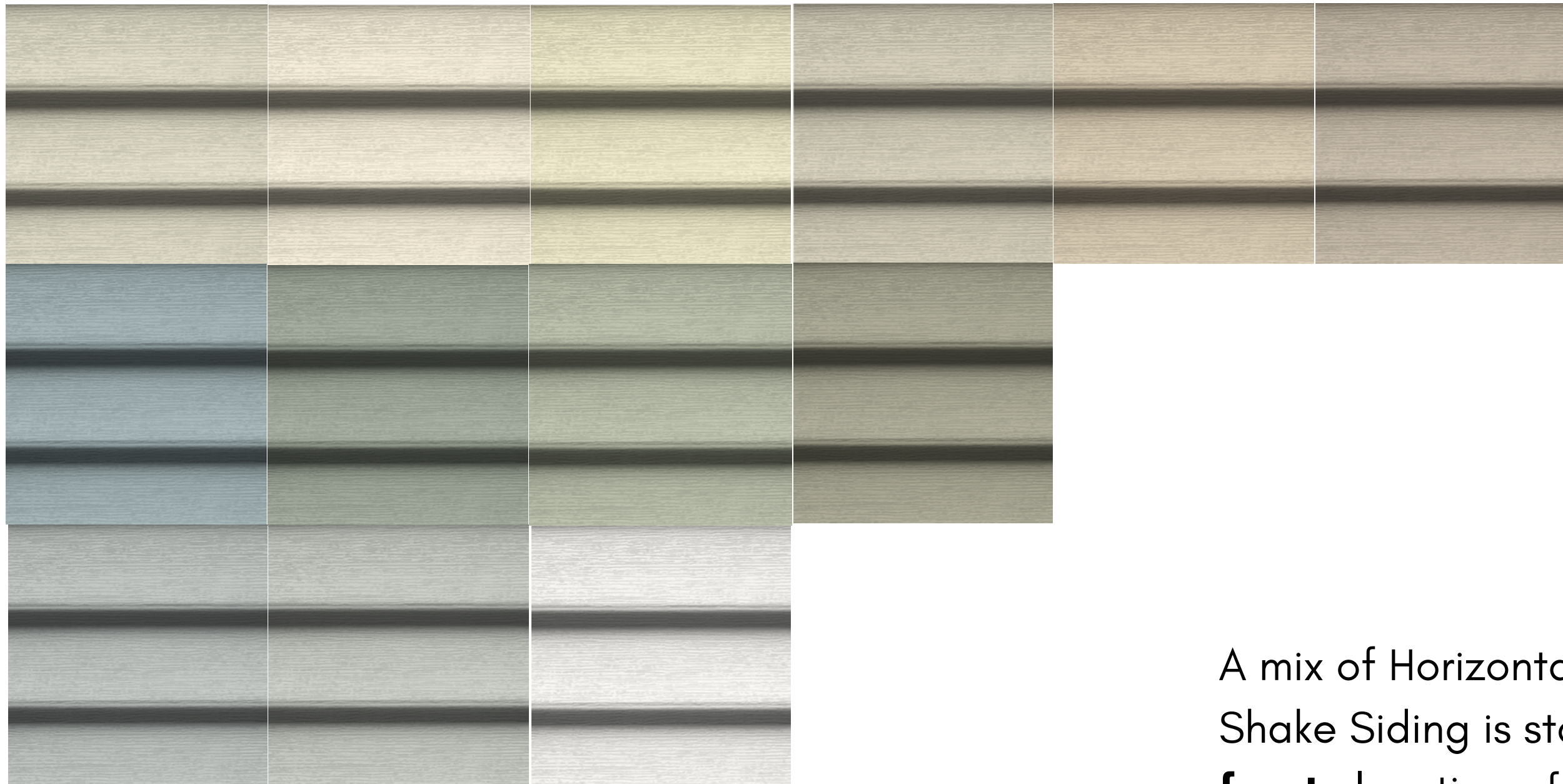
GARAGE - ENHANCEMENTS

- 8' Tall Door
- 18' Wide Door
- Window Inserts
- Insulated
- Woodtone/Black Door
- Keypad Opener



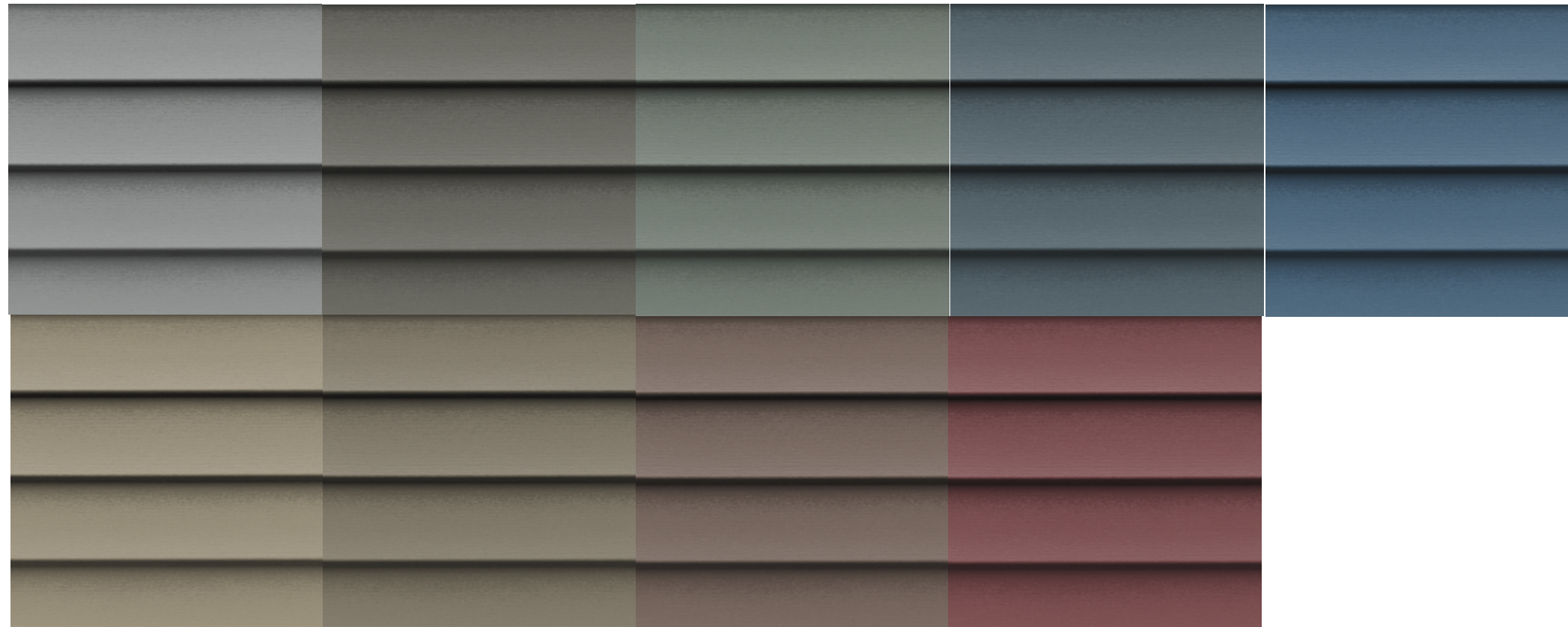
EXTERIOR SIDING - BASE

Neutral Colors Available



A mix of Horizontal, Vertical, and Shake Siding is standard on the **front** elevation of the home.

EXTERIOR SIDING - ENHANCEMENTS



-Darker Colors with
UV Protection



And more!

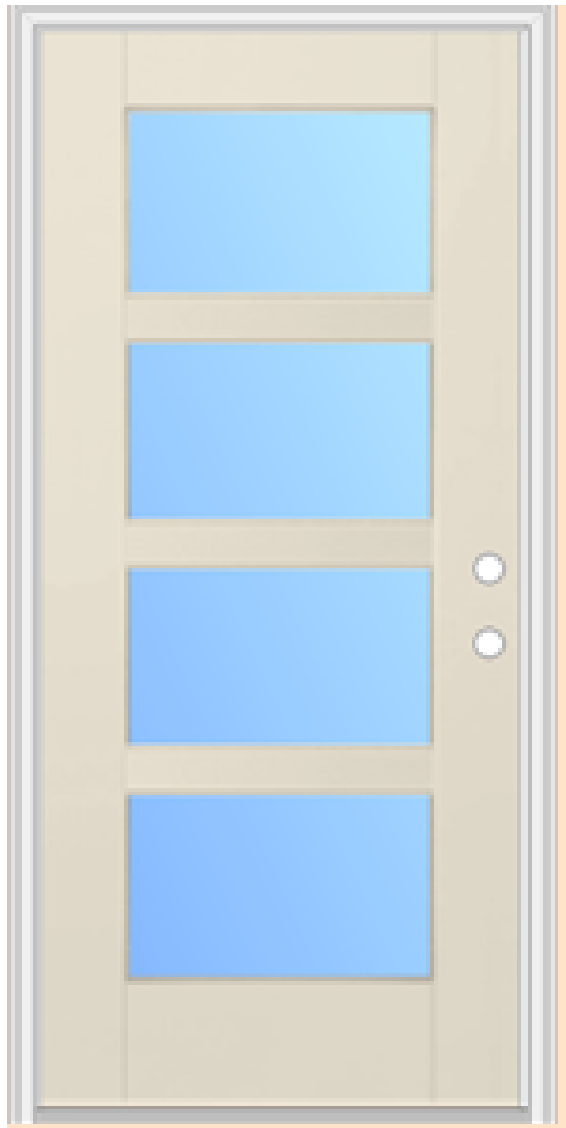
FRONT DOOR - BASE

Fiberglass Woodgrain or Smooth



FRONT DOOR - ENHANCEMENTS

- Side-Lite(s)
- Double-Door
- Transom
- 8 Foot Tall
- French Door
- Service door to Garage
- Other Style



MASONRY - ENHANCEMENT

Exterior Masonry in Multiple Applications – Enhancement Only



WINDOWS - BASE

-JeldWen White-Vinyl Single-Hung Windows



WINDOWS - ENHANCEMENTS

-Anderson Black Single-Hung Windows

- Available in Black/White or Black/Black
- Casement
- Double-Hung



ROOFING - BASE

-Shingles available in multiple colors



ROOFING - ENHANCEMENTS

-Metal roof accents available in multiple colors



DECK - BASE

- 10'x10'
- Treated Boards
- Treated Railing

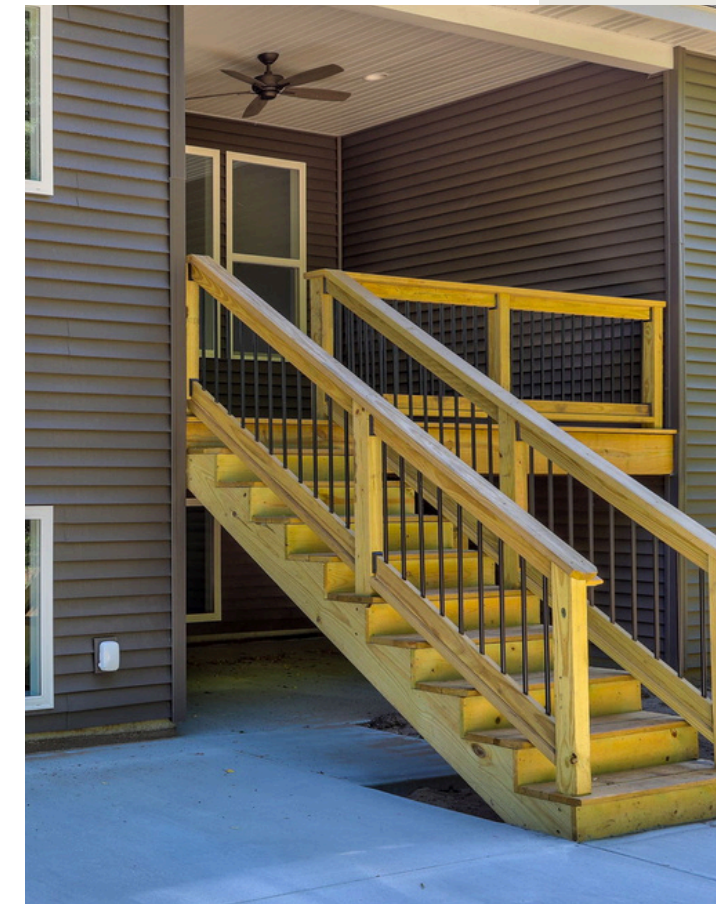


- For walk-outs, a 10'x10' concrete patio is included outside of the back sliding door



DECK - ENHANCEMENTS

- Deck Stairs
- Additional Size
- Composite Boards
- Vinyl Railing
- Black Metal Spindles
- Signature Railing
- Covered Deck
- Screened In Deck



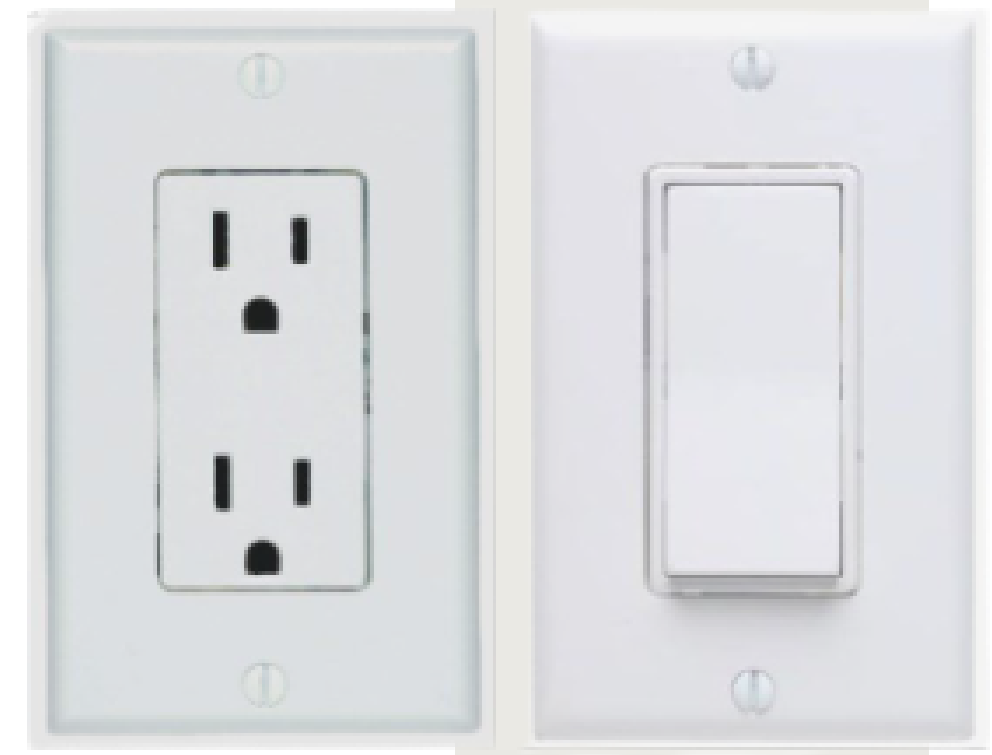
ELECTRICAL - BASE

- Exterior outlets are included by every exterior door, including the slider.
- 3 CAT6 jacks are included. If lower level is finished, two additional CAT6 jacks are added
- Once the house is framed, you'll complete an electrical walk-through with your site supervisor and electrician to finalize switch, fixture, and outlet locations. Changes or additions can be made with a change order.



ELECTRICAL - ENHANCEMENTS

- Dimmers
- Floor Outlets
- Undercabinet Lighting
- Hot Tub Circuit
- Step Lighting
- Additional Exterior Outlets
- Additional Can Lights
- Flood Lights
- Car Charger Circuit

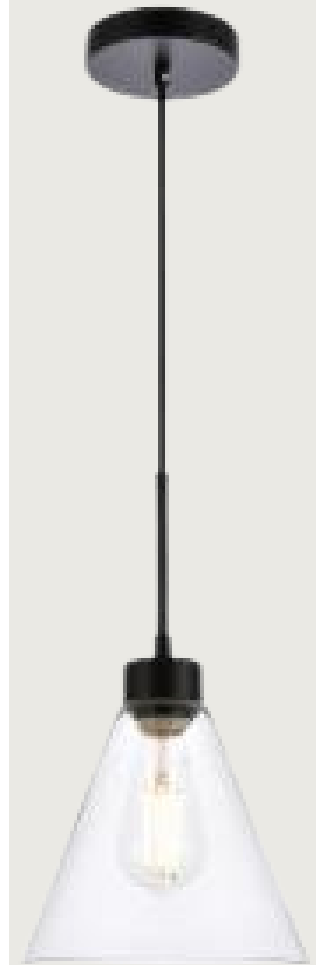


ELECTRICAL FIXTURES

Based on your square footage, you'll receive a budget to select fixtures from The Lighting Corner. The images below show designer-recommended options within the budget, but there are thousands to choose from!

Included Fixture Locations

- Recessed lights in Kitchen and Living Room
- Dining Room chandelier or 2 recessed lights
- Pendants above the island
- Flushmount fixtures in secondary Bedrooms, Closets, Halls, Laundry, Flex Room, and Pantry
- Fan/light combo in primary suite
- Light above every vanity
- Semi-flushmount fixture in foyer



PLUMBING

Base

- Tankless Water Heater
- Sump Pump
- 1 Exterior Water Spigot



Enhancements

- Additional Exterior Spigots
- Hot/Cold Spigots in Garage
- Wet-Bar Drain in Basement
- Recirculating Option
- Mop Sink
- Vacuum Breaker



PLUMBING FIXTURE - BASE

-Chrome Bath Fixtures



-Half Bath Pedistal



-Stainless Kitchen



-Round/Oval Sinks



-Round Bowl Toilet



*Granite and quartz counters
come with undermount sinks

PLUMBING FIXTURE - ENHANCEMENT

-Color Options

- Black
- Brushed Nickel
- Other Finishes



-Other Enhancements

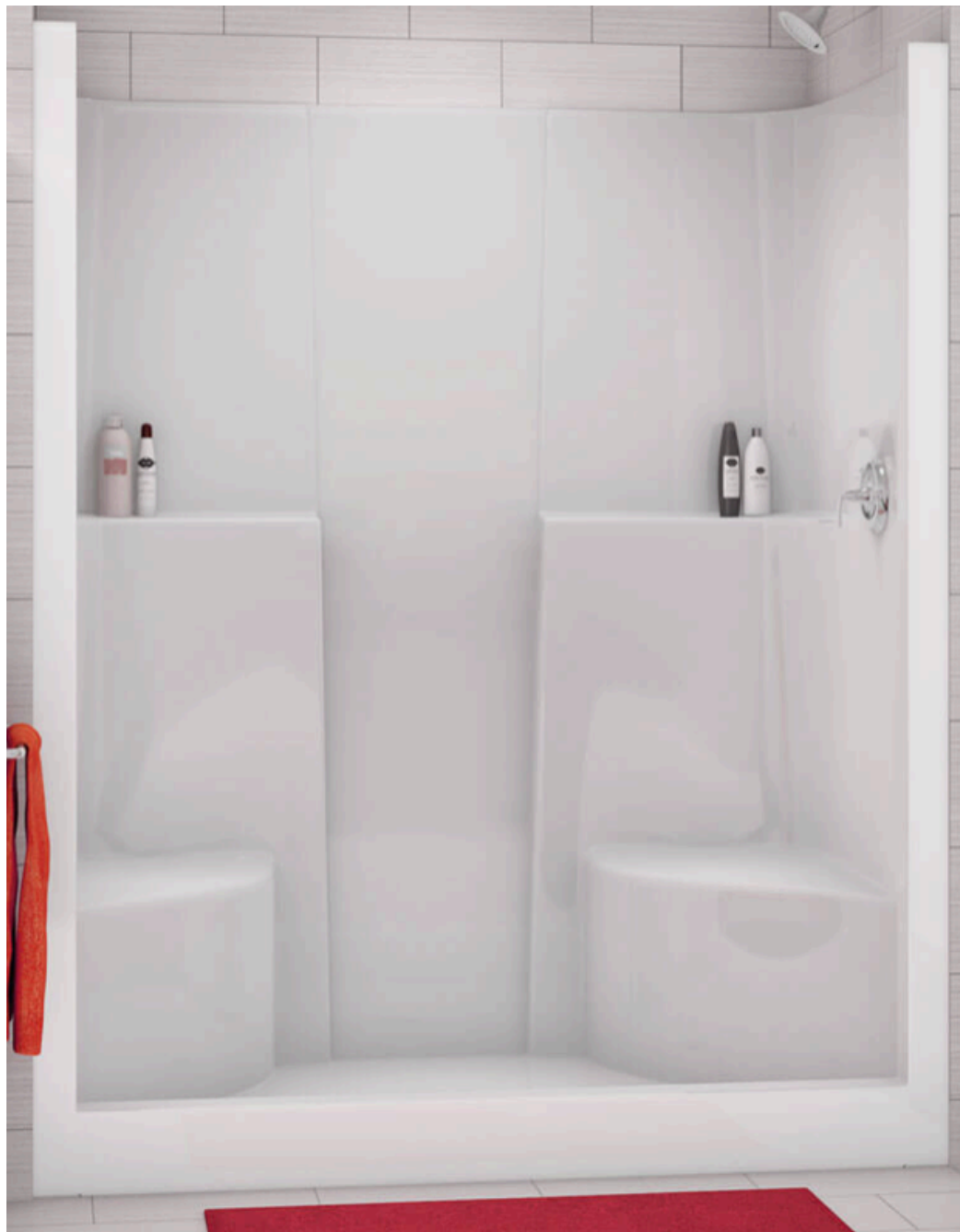
- Comfort-Height Elongated Toilet
- Garbage Disposal
- Personal Sprayer
- Rectangle Vanity Sinks
- Apron Front Sinks
- Other Finishes



*Hundreds of options for plumbing fixtures available at additional cost.

TUB / SHOWER - BASE

-Shower Base



-Secondary Tub/Shower Base



SHOWER - ENHANCEMENT

-Tile Shower Enhancement Options

- Standard 5x3 shower, with corner foot stool and/or ledge wall
- Bench, niche, accent tile, roll-in, larger sqft can be added at additional cost



Base Tile Shower



*And More!

TUB - ENHANCEMENT

-Freestanding Tubs

-Drop-In Tubs



HVAC - BASE

Base

- 96% Efficient Forced-Air Gas Furnace
- 13 SEER Air Conditioner
- Bath Fans Included per Code



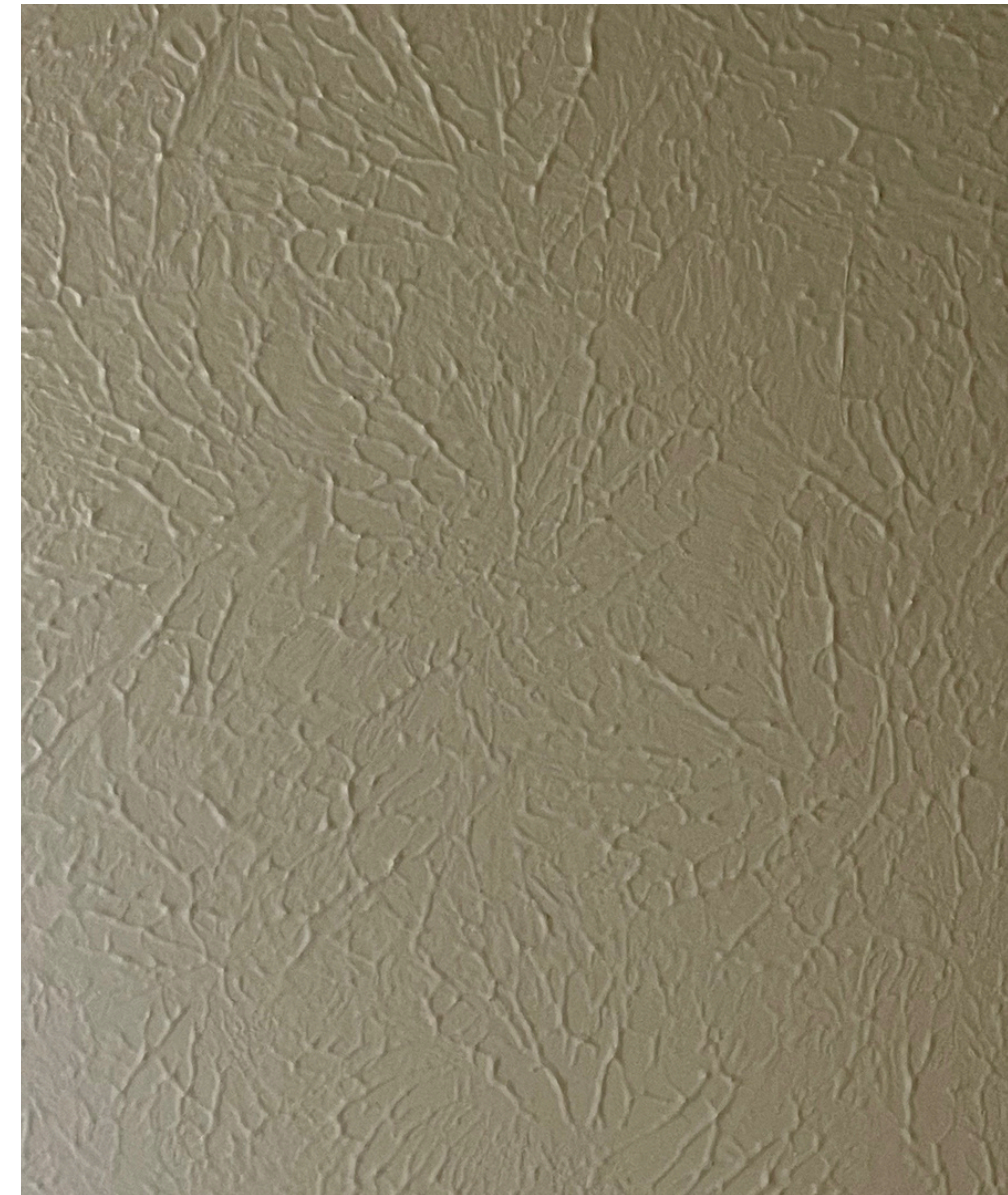
Enhancements

- 2-Stage Variable Speed Furnace
- Whole House Humidifier
- Zone Heat
- Appliance Venting

Standard hook-ups for stove and dryer is **electric**. Gas lines can be run to either, or deck or patio, at additional cost.

DRYWALL - BASE

- Drywall on all interior walls and ceilings.
- If lower level is unfinished, only drywall exterior wood portion of walls
- In the garage, only the firewall between the house and garage will be drywall through “fire mudding”.



DRYWALL - ENHANCEMENTS

- Skip Trowel
- Drywall Remaining Walls
- Add Trim
- Prime Garage
- Paint Garage



APPLIANCES

- Choose from **Northgate Appliance** in Holland or **Bekins Appliance** in Grand Haven
- Appliances are NOT included in base pricing.
 - Can be included in contract at additional cost
- Appliances wired for electric stove and microwave.
- Waterline to refrigerator and plumbed for dishwasher.
- We have multiple set priced appliance packages that you have the option to choose from. Includes Frig, Stove, Microwave, Dishwasher
 - Or you can use the number in the contract as an allowance and customize your appliance package. You pay Northgate directly for any difference.

**** Choosing to provide appliances from outside of our suppliers, homeowner is responsible for delivery and installation, after moving into new home.****



APPLIANCES - CONT'D

-Hood Over Range

- Includes appliance & cost to install and vent
- If vent hood is chosen, microwave can be placed in pantry, on counter, in island, or next to fridge



-Wood Hood Surround

- Vaulted ceilings - hoods only go up to 9'



-Microwave Over Range

- Can be vented out at additional cost



CABINETS - BASE

-Painted Colors:



- Shaker or Flat Front
- Soft-Close
- Dovetail Drawer
- 36" Upper Cabinets
- Bathroom and Kitchen

- Crown molding included in kitchen
- Laundry to include one upper cabinet and open shelves with countertop of applicable to plan

-Hardware supplied and installed for all cabinetry.

-Available Colors:



Matte Black



Satin Brass



Oil Rubbed Bronze



Brushed Nickel



Chrome



Antique Nickel

CABINETS - ENHANCEMENTS

-Colors:

- Stain
- Bold Color
- Additional door style

- Trash Pull-Out
- Cabinets to Ceiling
- Glass Door
- 42"-48" Tall Upper Cabinets



ISLAND - BASE

-Island:

- 36" Deep
- 12" Overhang
- Paneled Surround



ISLAND - ENHANCEMENTS

-Island:

- 48" deep island
- Paneled Ends
- Legs
- Cabinets on back
- Trimwork on Panel
- Outlet/Pop-Up Outlet



LAUNDRY ROOM - BASE

-Laundry to include one upper cabinet and open shelves with countertop if applicable to plan.



LAUNDRY ROOM - ENHANCEMENTS

- Laundry Sink
- Additional Cabinetry



COUNTERTOPS- BASE

-Our standard countertops are laminate.

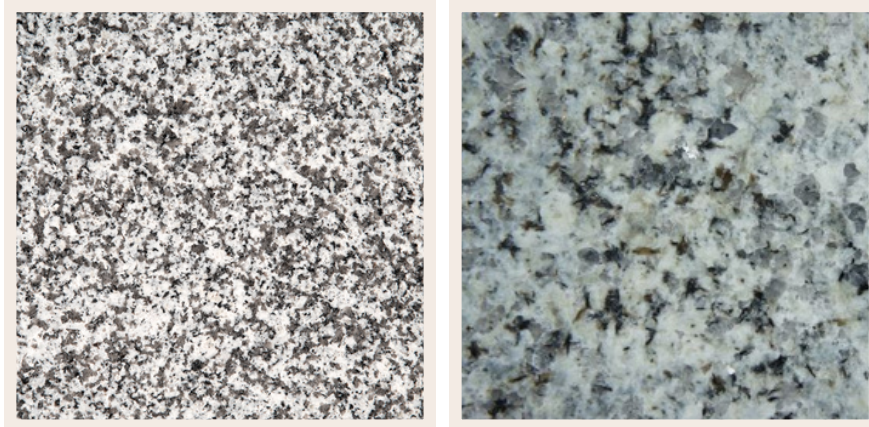


COUNTERTOPS- ENHANCEMENTS

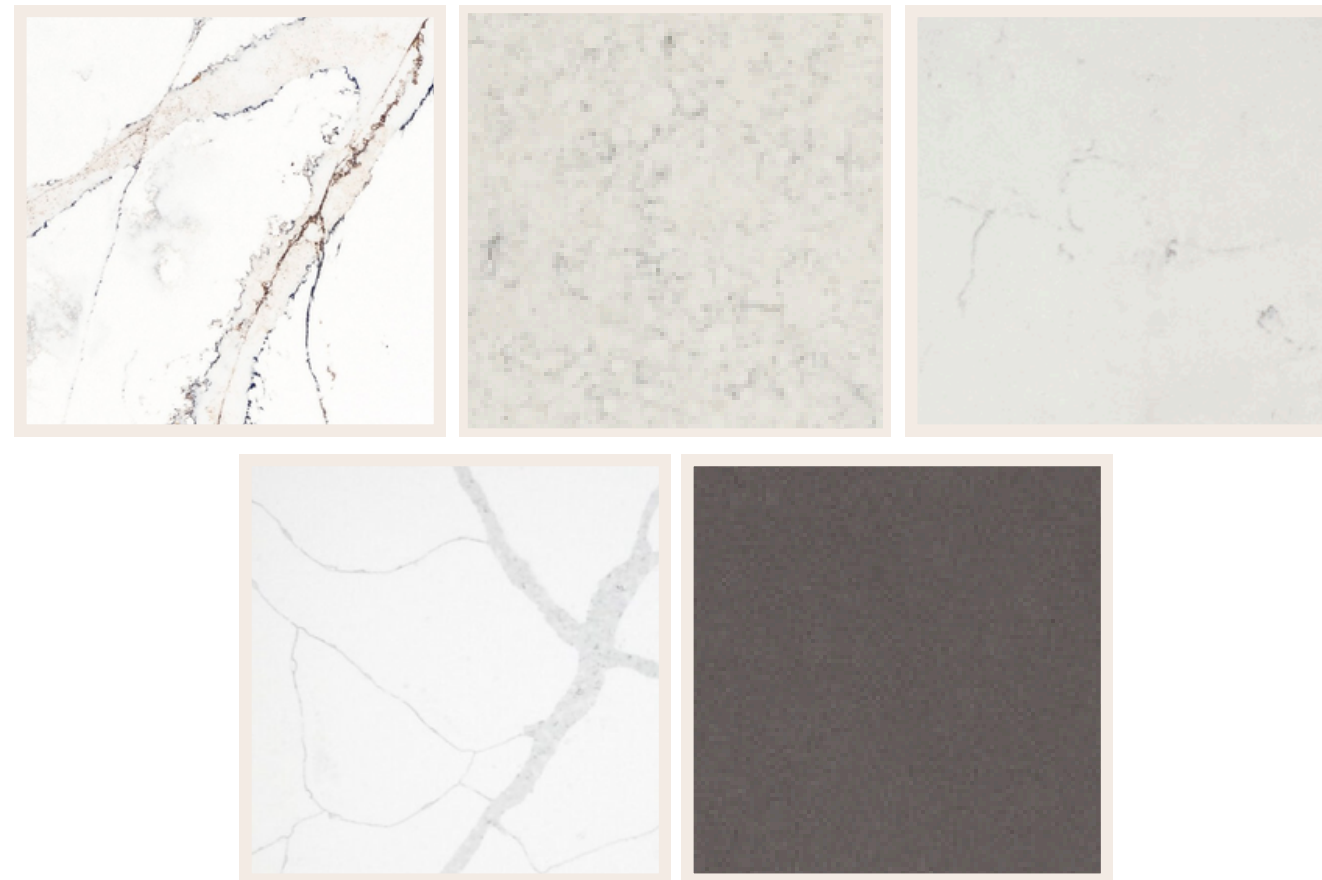
Quartz and Granite

-Multiple styles available priced out per room and grade level

Granites are natural stones can feature large patterns

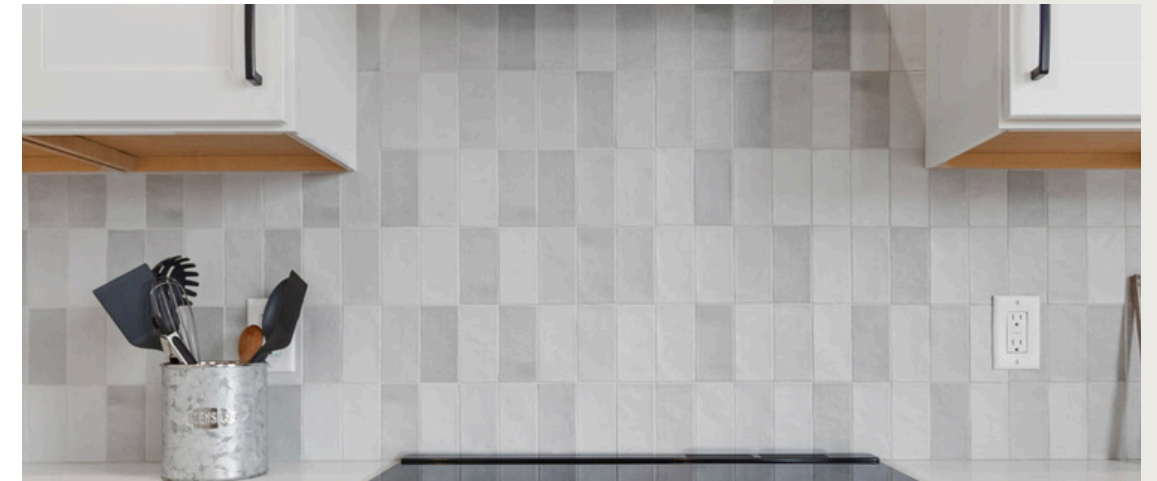


Quartz is man-made and thus more consistent in color and pattern



BACKSPLASH

-Tile backsplash is included in the kitchen between the counter and the cabinets or up to the base of the microwave or hood.



-Bathroom splashes can either be counter material or 4" of tile



Tile 'mosaic',
herringbone patterns,
and quartz splashes
are available at an
additional cost



FLOORING - BASE

-Laminate L1: Kitchen/Dining Room/
Back Entry/Foyer



-Carpet L2: Living Room/Flex Rm/
Bedrooms/Closets/Hallways/Stairs



-Sheet Vinyl: Bathrooms/Mudroom/Laundry



FLOORING - ENHANCEMENTS

-Options:

- Extend Laminate/LVP into Living Room, Bedroom, Hallway, etc.
- Laminate L2
- LVP1
- Level 2 Carpet
- 8# Carpet Pad
- LVT Tile in Bathrooms
- Wood Stair Treads
- Ceramic Tile
- Engineered
- Hardwood Floors



PAINT

-White or Antique White painted trim and doors
(Sherwin Williams Duration)

-Paint includes:

- 1 Stain Color for Ext. Door
- 1 Trim/Int. Door Color
- 1 Non-Bold Wall Color

-One color for every 500 sqft of finished space

-All interior closets are painted trim color.

*Additional paint colors
available at additional cost

TRIM - BASE

-White or Antique White painted trim and doors
(Sherwin Williams Duration)

- 2 1/2" Casing
- 3 1/2 Base



-All interior closets are painted trim color.



TRIM - ENHANCEMENTS

-White or Antique White painted trim and doors
(Sherwin Williams Duration)

- 3 1/2" Casing
- 5 1/2 Base



-All interior closets are painted trim color.



FIREPLACE

-The fireplace enhancement option includes a tile or panel surround with legged or floating mantel. Various styles pictured.

Other Enhancement Options:

- Blower
- Wood Burning Fireplace
- Built-Ins
- Linear Fireplace



*Raised Hearth
Masonry*



Shiplap to Ceiling

BENCH - BASE

-Per Plan



*stain enhancement



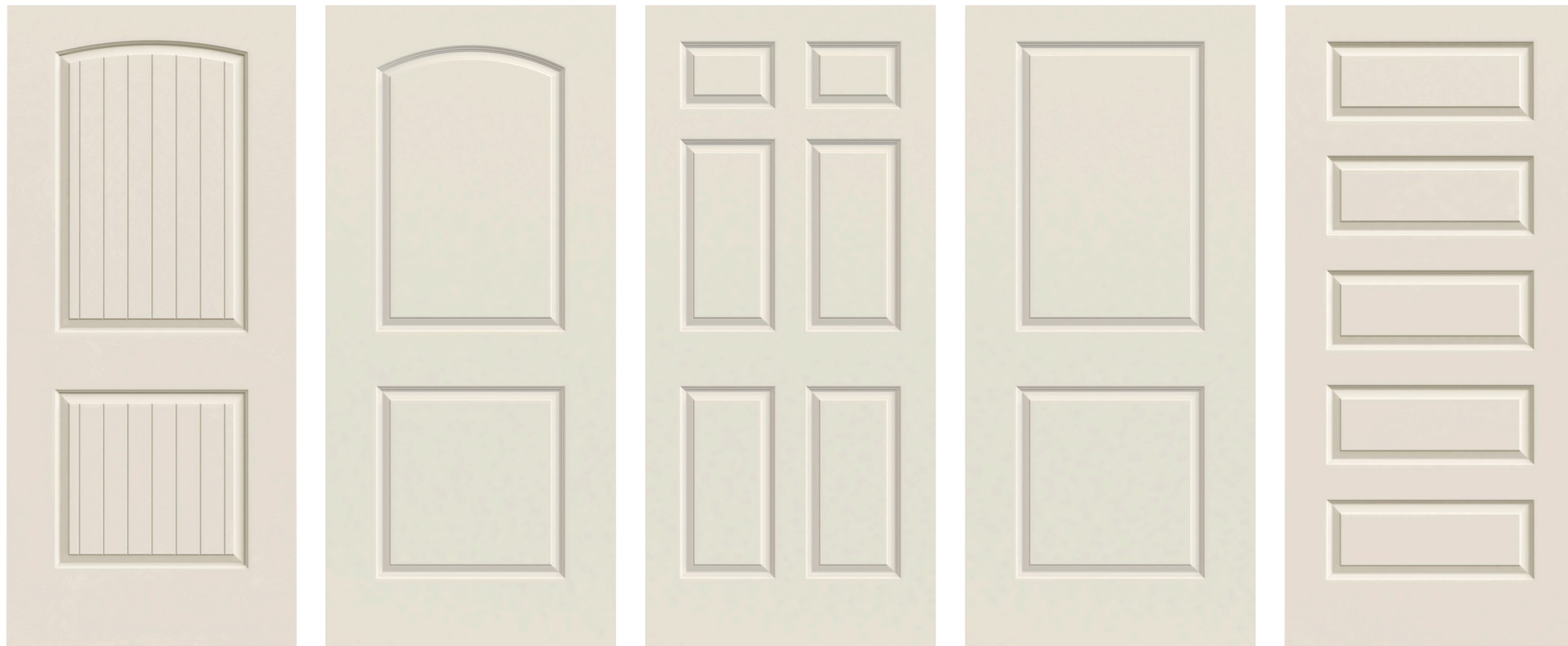
BENCH - ENHANCEMENTS

-Per Plan



INTERIOR DOORS - BASE

-Raised-Panel Hollow Core



INTERIOR DOORS - ENHANCEMENTS

- Recessed Panel
- Solid Core (Raised or Recessed)



Tier 1

Tier 2

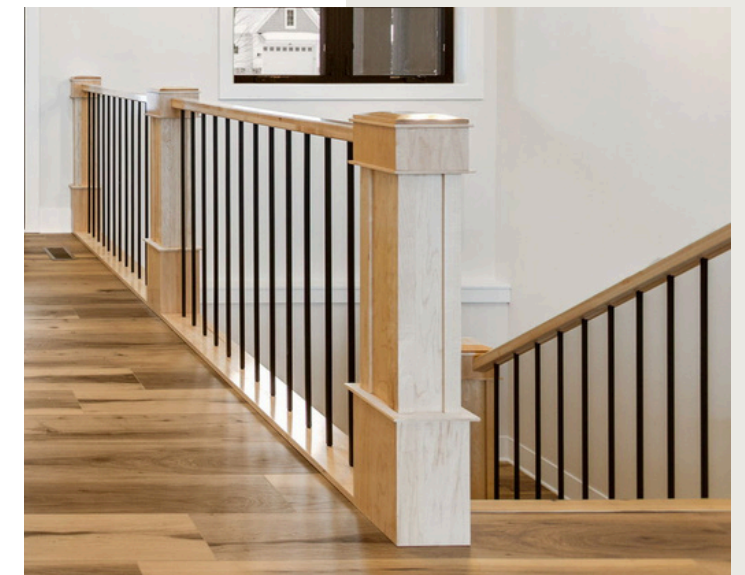
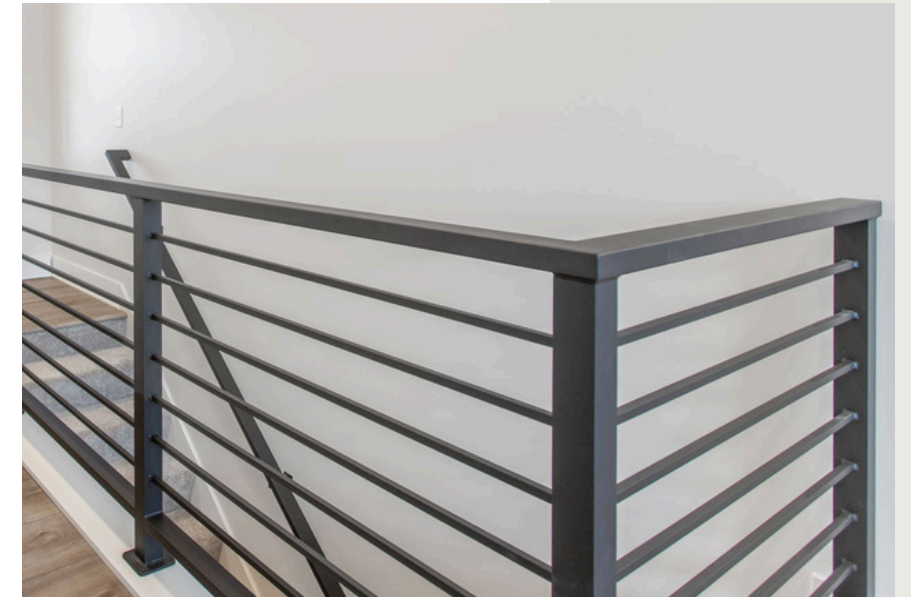
STAIRS - BASE

-Half-wall to surround stairs.



STAIRS - ENHANCEMENTS

- Wood Spindle Railing
- Metal Spindle
- Fabricated



MIRRORS

-Framed, painted plate glass mirrors to fit bathroom vanities.



KNOBBS & HANDLESET - BASE

-Front Handleset



-Interior Knobs



KNOBBS & HANDLESET - ENHANCED

-Front Handleset



-Interior Knobs



CLOSETS - BASE

-Wire Shelving

- Base Primary Suite



- Base Pantry



CLOSETS - ENHANCEMENTS

-Melamine Shelving

- Primary Suite



- Pantry

