CUSTOMER GUIDE

YOUR HOME. YOUR WAY.

Baumann
BUILDING INC.

VICE PRESIDENT & PARTNER
BRAD VANDERZWAAG

PRESIDENT AND FOUNDER
MIKE BAUMANN

Welcome to Baumann Building

When Baumann Building was founded, we focused on three key principals: building solid foundations, building strong relationships, and building in our community. These principles have served us well in the relationships we've established with our subcontractor partners, lenders, and developers along the way, but most importantly, with our clients.

In our early years of business, we quickly understood that companies are only as strong as the team they build. We have spent the past 25 years developing that team to include passionate and dedicated individuals who continue to follow those key principles in every aspect of the homes we build. We are committed to providing our clients their expertise and guidance in every Baumann home.

We value the opportunity to work with you.

Thank you!

Mike Baumann & Brad VanderZwaag

INTRODUCTION

This guide provides an overview of the Design-Build process with Baumann Building, broken down into phases to clarify our responsibilities as your builder and yours as the homeowner. The process involves multiple steps and requires time, but we're here to support you every step of the way. As you begin making selections, we'll help you prioritize and make the best possible choices for your needs. Our goal is to make this process as smooth and enjoyable as possible.

Communication

Building a new home is a collaborative process that requires your involvement and time. Good communication is essential to a successful partnership. We ask that you be available for scheduled meetings—whether in-person or via Zoom—as well as for phone calls or emails during our business hours: Monday through Thursday, 8:00 AM to 4:00 PM, and Friday, 8:00 AM to 3:00 PM.

E-mail will be the most effective method of communication with your build team members. We will respond during standard office hours before the end of the next business day.

If you don't receive a response from the staff member you contacted within one business day, please reach out to our office so we can help facilitate answers to your important questions. We understand that technology isn't always perfect, and messages can occasionally be missed. For questions that require additional input from our vendors or subcontractors, we'll keep you updated on communication and provide an estimated timeline for your answer.

Baumann Sales Team

Jordan Venard

PRINCIPAL DESIGNER

jordanv@baumannbuilding.com

Jenn Augustine

CUSTOMER CARE DIRECTOR

jenna@baumannbuilding.com

Tom Witteveen

REAL ESTATE SPECIALIST

tomw@baumannbuilding.com

THE PROCESS

Baumann
BUILDING INC.

01 DISCOVERY

Informational Meeting - 2.1
Lot Information & Communities - 2.2
Lot & Infrastructure- 2.3
Undeveloped Land - 2.4

02 FINANCING

3.1 - Financing Options
3.2 - Preferred Lenders

03 BASE PRICING

Products & Finishes - 4.1

04 DESIGN

5.1 - Blueprint
5.2 - Pre-Selection/Contract Review

05 CONSTRUCTION

Selection Process - 6.1
Timeline - 6.2
Technology - 6.4

06 COMPLETION

7 - After the C of O

07 WRAP UP

Coverage - 8
Exclusions - 8
Emergency Service - 8

DISCOVERY

Baumann BUILDING INC.

Informational Meeting

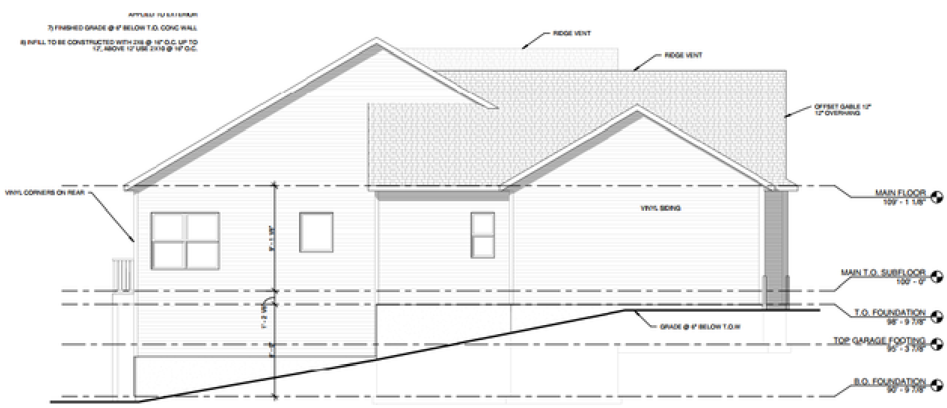
The informational meeting is to answer initial questions and begin a discussion regarding the items listed below.

DESIGNING YOUR HOME

- Design Agreement
- Style of Home - Ranch, Two-Story, Story and a Half
- Number of Bedrooms
- Number of Bathrooms
- Garage Size
- Exterior of Home - Craftsman, Modern, Traditional, Etc.
- Walkout/Daylight Basement
- Community Requirements
- Location of Home
- Out Lot Requirements
  - Well/Septic
  - Excavation
  - Site Conditions

PRICING BREAKDOWN

- **Base Pricing** is based on both the style of the home and the square footage
- **Lot & Infrastructure** costs to improve the lot will be broken down on the proposal
- **Enhancements** are customer selected features- not included in the base price. As a custom home builder, we are able to incorporate ANY type of finish or feature into your home.



Budget

Knowing your budget will help us recommend options for your home's design, style, location, and size. We can also connect you with a lender to guide you through financing and further establish your budget. Your lender is your best resource for understanding the best way to finance your project.

*You will leave the informational meeting with a cost proposal discussed in this meeting.

Baumann
BUILDING INC.

DISCOVERY

Lot Information & Communities

Baumann Building partners with top developers to offer a wide range of lot sizes in diverse locations throughout West Michigan. To explore available lots and find the perfect spot for your new home, visit our website: www.baumannbuilding.com/communities/.

Each community has unique covenants, HOA bylaws, and association dues, so please review these carefully. Our team is here to answer any questions and help clarify details. Reach out anytime for assistance!

WEST MICHIGAN COMMUNITIES

WEST WIND LAKE ESTATES

VENTURA SHORES

BLUE HAVEN EST 2024

Smithfield Condominiums

Harvest Fields

PATRIOT MEADOWS

DISCOVERY

Lot & Infrastructure

Every lot is unique. Because of this, every lot will have its own associated cost or infrastructure cost, to make the lot buildable.

LOT COST

WATER OR SEWER ASSESSMENTS

- Townships fee required to tie into public utilities. Sometimes referred to as a connection fee, truckage, or assessment.

UTILITY HOOK-UP FEES

- Additonal cost would be needed if the house is located further away form hook-up locations. Typical cost is based off of driveway length. (Includes water/sewer, gas/LP, and electric).

WELL

- Needed if public water is not available.

SEPTIC

- Needed if public sewer is not available.

TREE REMOVAL

- Will be quoted based off of house location. Site will need to be cleared 20' on the sides and 40' to the rear of the house perimeter. Will also need to be cleared of the driveway location.

EXCAVATION

- Will be quoted accordingly, based off of house location. Topsoil from site will be used at final grading

DRIVEWAY

- 17' wide concrete driveway to road with a maximum of 50' (based on 16' wide garage door). 4' wide concrete sidewalks from driveway to front entry included in base pricing.

ADDITIONAL SURVEYING

- Required on larger lots not in communities.

SIDEWALKS

- Cost is determined by location, generally a shared community cost or a flat fee.

- **Don't forget! We also build on lots outside of our developments!**

DISCOVERY

Undeveloped Land

Some land requires additional insight before we are able to begin construction on your new home.

AVAILABILITY OF UTILITIES

- Location of electricity
- **Natural gas or propane**: Is natural gas available, or will propane be needed?
- **Water source**: Is public water available, or will a well be required?
- **Public utility connection fees**: If public utilities are available, does the township charge a connection fee, tap fee, or assessment?
  - Contact your township office for estimates; these fees can be added to your build contract or paid directly to the township.
  - As this is your lot, arranging these details will be your responsibility.
- **Road access:** Will a road cut be required for property access?

SOIL EVALUATION TO VERYIFY:

- **Soil Quality**: Impacts excavation costs.
- **Water Table Location**: Affects excavation requirements.
- **Foundation Depth**: Determines how far the foundation can be set into the ground.
- **Septic Feasibility**: Is the site "perc-able"? This will confirm if a standard septic system is possible or if a specialized, engineered septic system will be required.

OTHER IMPORTANT INFORMATION

- Is tree clearing required?
- Does the site have wet lands in need of an EGLE (aka DEQ) permit?
- How far would you like the house off of the road?
  - The farther back the house, the higher the cost for extending utilities and driveway.
- Do you have a survey of the property?

Site Visit ~ Necessary Information

Before we schedule a site visit on land owned by an outside party, a Purchase Agreement (PA) with the current landowner is required. This information is essential for accurately estimating infrastructure costs, which can significantly affect your total budget.

To protect your interests, consider adding a contingency in the PA for a 60-day due diligence period with an option to "build a home of choice." This allows time to complete due diligence and avoid losing the property to another buyer.

During this period, we'll conduct a site visit to gather:

- Excavation and septic/well quotes
- Home placement and property vision to assess utility connections.

FINANCING

Financing Options

CONSTRUCTION LOAN

- A construction loan is the most common way to finance your build. Closing on the loan takes place before construction begins, at which point you'll take ownership of the land and become responsible for associated costs like insurance and property taxes.
- During construction, we'll make monthly "draws" from your loan to cover completed work. You'll make "interest-only" payments on the drawn amount, with 6-10 draw requests submitted to your lender over the course of the project. Please ensure your loan is set up to accommodate these monthly draws.

Note:
Please ensure your lender has all necessary documents to process your loan, such as W2s, pay stubs, tax returns, and debt lists. It is recommended to avoid major purchases or increasing liabilities during this time.

We recommend working with one of our preferred local lenders listed below. They specialize in construction loans, understand our process, and help make lending smooth for everyone.

CASH

Cash contracts are managed internally. You'll receive monthly invoices for work completed the previous month, with a non-refundable 10% down payment held for the final draw. Invoices are due within 10 days of receipt.

FINANCED BY BAUMANN

In certain cases, Baumann Building can finance your project. This option includes a one-time financing fee, calculated as a percentage of the total contract price minus the down payment.

Accounting Team

Patric McMahon

ACCOUNTING

REMINDER

Any changes made after signing the contract are considered change orders. Approved change orders will be invoiced by the 1st of the following month, with payment due by the 10th via check or credit card.

FINANCING

Preferred Lenders

Kate Lachmann
Mortgage Loan Advisor
(616)638-3803 (mobile)
kate.lachmann@lmcu.org

Molly Fazakerley
Mortgage Loan Advisor
(231)740-4330 (mobile)
molly.fazakerley@lmcu.org

JOSH DEVRIES | MORTGAGE LOAN OFFICER
P: 616.402.7823
E: JDEVRIES@IBCP.COM
NMLS: 2059345

2023 USA Top Workplace
2022 Detroit Free Press Top Workplace

Jason Bakker
VP/Senior Mortgage Banker
JBakker@dartbank.com
Phone: (616) 335-6943
Mobile: (616) 218-3215
Fax: (616) 591-9193

BASE PRICING

Products & Finishes - Structure and Exterior

INCLUDED IN BASE PRICING:

- Permits, house staking, engineered site drawings, and elevation setting
- **Energy efficiency**: Built to energy code and certified by Energy Diagnostics
- **Design support**: Up to 8 hours in our Design Center with a professional interior designer
- **Warranty**: One-year warranty through the Home Builder's Association

STRUCTURAL

- **Lower Level**: 8' tall poured walls (per plan) with watchdog waterproofing and a 10-year warranty; Daylight style
- **Main Floor**: 8' ceiling height, with cathedral ceiling option in living/dining/kitchen for ranches
  - **Story and a Half**: Taller ceilings in the living room (varies by floor plan)
  - **Second Floor**: 8' ceiling height
- **Garage**: 2-stall (22'x22') attached garage with 16'x7' non-insulated, raised panel steel door (garage door windows available at additional cost); automatic chain drive opener with 2 remotes, Wi-Fi capable. Only the firewall between the house and garage will be drywall through "fire-mudding".

EXTERIOR

- **Siding**: Maintenance-free vinyl siding in 17 light colors; paintable or aluminum-wrapped trim on front elevation (varies by floor plan)
- **Front Porch**: Max 100 sqft, up to 3 peaks/dormers
- **Exterior Door**: Fiberglass front door (stainable or paintable) with deadbolt
- **Windows**: JELD-WEN white vinyl, single-hung, tilt-out, low-e windows with siding glass door; grills on front windows only; lifetime warranty
- **Roofing**: CertainTeed Landmark dimensional shingles with lifetime warranty
- **Deck**: 10'x10' Wolmanized wood deck with railing off sliding glass door (stairs available at additional cost)
- **Driveway**: Concrete driveway up to 50' long, width +/- 6" to outside edge of garage door(s). Includes 4' wide concrete sidewalk from driveway to front entry. Additional square footage or finishes available at extra cost.
  - **Outlot Driveway**: 24' concrete approach to garage, width +/- 6" to outside edge of garage door(s), with the remaining distance reduced to 12' wide and finished with crushed concrete. Includes 4' wide concrete sidewalk to front entry. Additional finishes available at extra cost.

BASE PRICING

Baumann
BUILDING INC.

Products & Finishes - Mechanical and Interior

MECHANICAL

- **Electrical Package**:
    - 200 amp service
    - (3) CAT-6 or cable outlets (or combination)
    - Electric range and dryer hook-up
    - Doorbell and installed lighting fixtures
    - One ceiling fan/light combo in living room or master bedroom
    - Can lights in kitchen and living room as needed
- **Plumbing Package**:
    - **Kitchen**: 8-inch deep stainless-steel double bowl sink, stainless Delta faucet with pull-down sprayer
    - **Bathrooms**: Standard height white toilet, oval or round drop-in sink, white fiberglass tub/shower, chrome Peerless faucets
    - **Water Heater**: Tankless (recirculating enhancement available)
    - Water line for refrigerator, one outside spigot, washer and dishwasher hookups
    - Pedestal sink in 1/2 baths
    - **Ranch Homes**: 1.5-2 baths on the main floor
    - Two-Story Homes: 0.5 bath on main floor, 2 full baths upstairs (2.5 total baths)
    - **Finished Lower Level**: Includes one additional bathroom
    - **Unfinished Lower Level**: Includes underground plumbing for future bath
- **HVAC**:
    - Natural gas-forced air 96% efficient furnace
    - Central air conditioning (13 SEER)
- **Other**:
    - Bath fans included per code

INTERIOR

- **Insulation and Drywall**:
    - Insulation in exterior walls, common wall between house and garage, and attic per energy code
    - Drywall on all interior walls and ceilings, finished with light crows-foot texture
    - Unfinished lower level: drywall only on exterior wood portion of walls
- **Appliances**:
    - Appliances not included in base pricing (can be added at additional cost)
    - Pre-wired for electric stove and microwave
    - Water line for refrigerator and plumbed for dishwasher
- **Cabinetry and Countertops**:
    - Painted cabinetry with pre-built kitchen and bath cabinets in select door styles
    - Crown molding included in kitchen
    - Laundry includes 1 upper cabinet and open shelves with countertop (per floorplan)
    - Cabinet hardware: chrome, satin nickel, oil rubbed bronze, black, or worn nickel
    - Laminate countertops in kitchen with 18" tile backsplash; variety of tile options available (travertine, subway, ceramic)
    - Laminate countertops in baths and laundry with 4" tile or laminate backsplash

BASE PRICING

Products & Finishes - Interior Cont.

INTERIOR CONT.

- **Flooring**:
  - Wood laminate L1 flooring in kitchen, dining, foyer, and rear entry
  - Sheet vinyl in bathrooms, mudrooms, and laundry
  - Option for laminate in closets, hallways, stairs, and remaining finished areas (L1/L2 levels based on supplier's designation)
- **Paint and Trim**:
  - White or antique white painted trim and doors (Sherwin Williams Duration)
  - One paint/stain color for front door (interior painted trim color) and one non-deep base wall color every 500 sqft
  - All closets painted trim color
  - Hollow-core raised panel interior doors (5 designs) with flat profile 3.5" baseboard and 2.5" casing
  - Larger trim available at additional cost
- **Other**:
  - Half-wall surrounding stairs, 3' enclosed landing at bottom of stairs (if lower level is unfinished)
  - Framed or plate glass mirrors to fit bathroom vanities
  - Satin nickel, chrome, black, brass, or oil rubbed bronze round doorknobs
  - Push-button lever with deadbolt on front door
  - White wire shelving in closets and walk-in pantry (if applicable)
  - Garage entry includes bench (varies by floorplan)

DESIGN

Baumann
BUILDING INC.

Blueprint

DESIGN PHASE

After completing the discovery phase, the next step is to enter into a design agreement. This agreement covers the cost to modify an existing Baumann Building plan and holds a specific lot (if in a Baumann-controlled development) for 30-45 days while we work through the plans and pricing.

The design agreement fee **starts** at $1,500, based on the complexity of changes. This one-time, non-refundable fee is due when the agreement is signed. If you're designing a custom plan from scratch, a quote for the cost will be provided at that time.

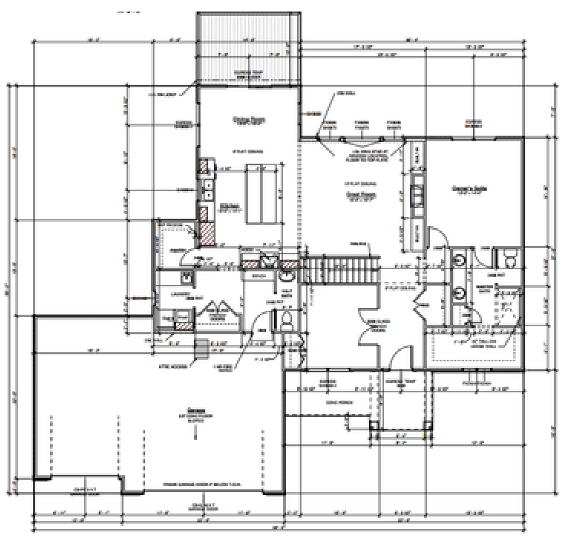
Once the design agreement is executed, the first draft with changes will be sent within two weeks. This draft will focus on the overall flow and layout of the house, with less detail. Each subsequent round of updates will add more detail to the plans as we narrow down the design and finalize pricing. This process begins with a broad concept, which gradually sharpens as the plans are refined.

There can be several revisions, based on design options and changes, and each change will include an updated proposal. The average timeline for this phase is 2 to 4 weeks.

FAQ

Q: Do I have to pick from one of the plans on your website?

A: No! Our website is meant to inspire you and provide some basic examples. Start by deciding on the style of home you want, such as a ranch, two-story, or 1.5-story. From there, you can customize key elements like finishing the lower level, the size of the garage, bedroom configuration, front and rear elevations, and the layout of the kitchen and bathrooms.



Q: I have a unique custom floorplan in mind. Where do I start?

A: Our in-house floor plan designer can work with you to explore our archives and see if we have any plans that are similar. If not, we can collaborate with you to design a custom home from scratch.

Q: Can I use my own floorplan or purchase a plan online to modify?

A: Yes! We can build any plan from any designer. If you're using a concept you found online, you will need to purchase the copyright to use that plan or idea. We can guide you through the process of purchasing it or help your plan designer finalize your existing plans.

DESIGN

Pre-Selection/Contract Review

PRE-SELECTION

- When your plan is nearly finalized, a pre-selection meeting will be scheduled. This meeting allows you to review the products included in your proposal and expectations regarding the quality of finishes. It's also an opportunity to discuss specific finishes or products you may want to incorporate before the contract is signed.
  - The meeting will last approximately 1.5 hours.
- Within 1-2 weeks after the pre-selection meeting, we'll send you an updated proposal based on your selections. You'll have a chance to make further changes before signing the finalized proposal.
- The plans will be finalized after reviewing the overall pricing to ensure any changes align with the final proposal cost and to complete the final checklist

CONTRACT REVIEW

- Once the pricing and plans are finalized, we'll thoroughly review the construction agreement together. If no further revisions are needed, you'll be able to sign the contract.
  - Upon signing the construction agreement:
    - We will send a copy to your lender and begin the permitting process.
    - Your down payment will be due:
      - Construction Loan = $2,000
      - Cash or Finance = 10%
- It will take approximately 30-45 days to obtain all necessary building permits, and the same amount of time to close on financing, depending on your lender. Both the construction loan process and permitting will be completed simultaneously.
- Construction will begin within 5-10 business days of receiving the building permits and closing on financing.
- You'll receive an introductory email with contact information for your site supervisor and designer, as well as an invitation to join BuilderTrend, our online construction management software.

DOWNPAYMENT

All funds received by Baumann Building will be considered part of your total down payment with your lender. This includes the design agreement fee and contract deposit.

CONSTRUCTION

Selection Process

Christine Seidelman
INTERIOR DESIGNER

Jeana Mcgraw
INTERIOR DESIGNER

Myra Kooman
INTERIOR DESIGNER

Every custom home buyer will work with one of Baumann Building's Interior Designers.

You will have Approximately 4 selection meetings in our design center, typically lasting 2 hours each. Your designer will help you choose and coordinate all the exterior and interior selections needed during the construction of your home.

Meetings will be scheduled during normal business hours Monday-Thursday 8am-4pm and Friday 8am-3pm. In some situations meetings may be held outside of normal business hours on a limited basis.

*** For clients from out of town, arrangements can be made to have fewer, but longer, selection meetings to prevent multiple trips.***

TIMELINE OF MEETINGS

1st Meeting: Before Foundation is dug
(within 2 weeks of signing the contract)

2nd Meeting: Before Framing

3rd Meeting: Before Mechanical Rough-ins

4th Meeting: Cover any loose ends
*The selection process could be completed in fewer meetings, as every client has a unique situation.

ON-SITE WALKTHROUGHS

Electrical Walkthrough: On site with site supervisor and electrician (After framing)

Trim Walkthrough: On site with site supervisor and trim carpenter (After drywall)

Final Walkthrough: On site with site supervisor to make a final punch list (1 -2 weeks prior to completion)

ORDER OF SELECTIONS

Exterior Doors
Windows
Roofing
Siding
Exterior Trim
Exterior Paint
Masonry
Deck
Garage Door
Rough-in Mechanicals
Hinge Colors
Appliances
Cabinetry
Plumbing Fixtures
Flooring
Tile Shower (if applicable)
Countertops
Backslpashes
Fireplace Details (if applicable)
Paint Colors
Lighting Fixtures
Closets
Trim Details

CONSTRUCTION

Baumann
BUILDING INC.

Chad Krai
PROJECT MANAGER

Michael Mull
PROJECT MANAGER

Nick Wesseldyke
PROJECT MANAGER

Luke Campbell
PROJECT MANAGER

Trevor Teunis
PROJECT MANAGER

Mike Wagner
PROJECT MANAGER

Timeline

Step Zero
Site Preparation

If building on an undeveloped lot, we will clear trees in the house and driveway areas, install the base layer of the driveway, and prepare the house location.

Step One
Dig/Foundation

This phase involves digging and setting the foundation. Once set, stone and tile are added around the foundation, and backfilling begins. Underground plumbing is installed, and the basement floor is poured, depending on the season.

Step Two
Framing

Framing involves completing the wood structure of the house, installing the shingled roof, windows, and exterior doors. House wrap is added to seal the home from the elements.

Step Three
Mechanical Rough-Ins

Mechanical rough-ins involve installing the plumbing, electrical wiring, and heating and cooling systems within the stud walls.

Step Four
Inspections

Inspections are conducted after mechanical rough-ins, covering each mechanical trade and framing. If needed, a subcontractor may return to address any issues identified by the inspector.

Step Five
Insulation

Insulation involves sealing all wood connection points to make the home airtight, followed by wall insulation. After drywall is installed, the attic will be insulated.

Step Six
Drywall and Prime

Drywall is hung, mudded with multiple coats, and textured on the ceilings. The walls are sanded smooth and once finished, the home will be primed.

Step Seven
Plug/Switch & Trim

Electrical switches and outlets are installed, doors are hung, and trim work begins. This includes trimming windows and doors, installing cabinets, and building any custom built-ins or detailed trim elements.

CONSTRUCTION

Timeline Cont.

Step Eight
Paint

The process starts with caulking and spackling. All trim and doors are spray-painted, while walls are brushed and rolled for a smooth finish.

Step Nine
Hard Surfaces

Countertops are installed, whether solid surface granite, quartz, or laminate. Hard surface flooring, like laminate, wood, or vinyl tile/plank, is laid. If your home includes a tile shower, it will be completed during this phase as well.

Step Ten
Mechanical Finals

Plumbing and light fixtures are installed, and HVAC work is completed with the addition of register covers.

Step Eleven
Carpet/Hardware

Carpet is installed, along with cabinet hardware, doorknobs, mirrors, and closet organizers. Paint touch-ups are completed as needed.

Step Twelve
Cleaning

Construction debris and waste are removed from the house and property. Interiors of windows are cleaned, and cabinets are wiped down in this "rough" cleaning phase.

Step Thirteen
Final Inspections

The township conducts a comprehensive inspection of the home, reviewing each mechanical system and the overall structure. Once approved, a Certificate of Occupancy will be issued.

Step Fourteen
Walk-Through Punch List

As your home nears completion, we'll walk through with you to review all mechanical systems and highlight areas for preventative maintenance.

ALL FUNDS must be received by Baumann Building before you are allowed possession of the house. Funds may NOT be withheld for punch list items.

TYPICAL TIMEFRAME: 8-10 MONTHS FROM DATE OF DIG

CONSTRUCTION

Technology

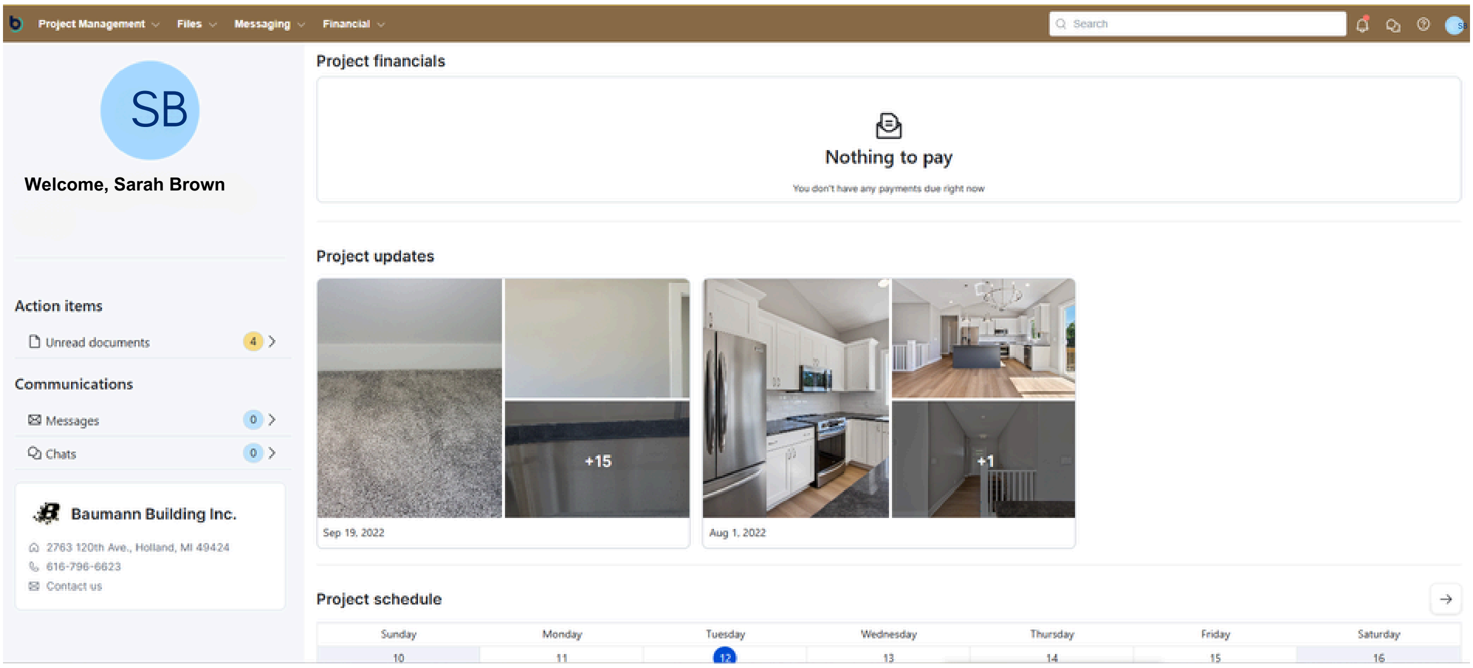
Buildertrend

Builder Trend is our online project management system. After a build contract is signed, you will receive an email invitation to set up your account.

Check your junk mailbox to make sure you are receiving email notifications.

Builder Trend will provide you access to:

- Review and approve change orders
- Make online payments for change orders and deposits
- View your current stage of construction
- See your finalized selections
- Communicate with your site-supervisor & interior designer
- Give our staff feedback by completing surveys throughout the process.



We accept credit card & ACH payments through BuilderTrend

COMPLETION

After the C of O

The completion of construction is an exciting time—your new home has taken shape, and move-in day is almost here! As we near the end of the construction process, here are some key steps to anticipate and prepare for:

- **Walkthrough**: Your site supervisor will schedule a walkthrough to review the operation of the home's systems and products. During this visit, we'll go over maintenance tips and discuss the 1-year builder warranty.
- **Utilities**: Each area has its own utility providers. You'll find contact information for your community's specific providers in BuilderTrend under "Warranty and Welcome Information."
- **Loan Documents**: Each lender and loan type has different requirements. Please work closely with your lending partner to ensure that all requirements are met and documents are finalized.
- **Homeowners Insurance**: During construction, Baumann Builders insures the home. Before taking possession, please establish a personal homeowners policy with your chosen provider.
- **Principal Residence Exemption (PRE)**: To claim your new home as your primary residence, you may file a Principal Residence Exemption with your city or township once the Certificate of Occupancy is issued. For details, contact the local assessor's office.
- **Permit Transfers**: In some cases, a soil and erosion transfer is required. If this applies, we'll provide the necessary paperwork. Remember that you are responsible for controlling soil erosion and establishing landscaping, as outlined in your purchase agreement or HOA requirements.
- **Mailboxes**: Whether community mailboxes or individual ones are permitted is determined by the governing authority for each development. This information, which is beyond Baumann Building's control, will be provided in your moving checklist.
- **Transition Meeting**: A transition meeting will be scheduled to review your community's specifics, including details about the community developer, property management contacts, HOA bylaws, and dues. We'll also answer frequently asked questions. At this meeting, you'll receive your house key to officially welcome you home.

Address Update Recommendations

- US Postal Service
- School District Registration
- Voter Registration
- Driver's License
- Pet License
- Insurance Companies
- Doctors, Dentists, Pharmacy
- Services you subscribe to: Newspaper, Magazine, Amazon

WRAP UP

Warranty

COVERAGE: Baumann Building, Inc. warrants that for one year from the date of the occupancy permit, your home will be free from defects in materials and workmanship, following NAHB Residential Construction Performance Guidelines. This includes:

- The floors, ceilings and roofs, walls and other structural components of your residence which are not covered by other portions of the Limited Warranty will be free of defects in materials or workmanship, and the plumbing, electrical, heating, cooling (if included in purchase) and ventilation systems of your residence which are not covered by other portions of this Limited Warranty will be free of defects in materials and workmanship.
- If original materials are unavailable, a reasonable match will be provided.
- If defects cause water, mold, insect, or animal intrusion, the Builder will repair the affected area but is not responsible for resulting damages.

MANUFACTURERS WARRANTIES: : Builder under this agreement assigns and passes through to Owner, to the extent they
are assignable, manufacturer warranties on appliances and equipment. The following are examples of such:

- Furnace and Air Conditioning systems, water heaters, windows, siding, and flooring.
- Kitchen appliances, sump pumps, and garbage disposal.
- Manufacture determines duration and extent of coverage.

EXCLUSIONS FROM COVERAGE & NONWARRANTABLE CONDITIONS, This statement outlines conditions that are not covered under this Limited Warranty. It provides information regarding changes and maintenance requirements that may arise within the first year of occupancy. Unlike most consumer products, a home is composed of numerous components, each with unique characteristics. As with all man-made structures, homes are not flawless and may exhibit minor imperfections or require occasional adjustments and touch-ups. Certain conditions, including but not limited to those listed below, fall outside the scope of this Limited Warranty

- Consequential Damages
- Weather-related damage,Acts of God, or issues caused by homeowner neglect.
- Damage from improper maintenance, misuse, or unauthorized alterations.
- Utility malfunctions (e.g., gas,water, sewer, electrical, or Internet issues).
- Concrete & Masonry: Cracks in concrete foundations, walkways, driveways, and patios that do not
- compromise structural integrity are common due to the natural expansion and contraction of
- materials
- Seasonal Movement: Drywall, grout, and trim shifts due to humidity changes and natural drying.
- Wood & Flooring: Natural variations, minor separations, or wear from use.
- Paint & Caulking: Cracks, discoloration, or shrinkage over time.
- Roof & HVAC Systems: Covered by manufacturer warranty; regular maintenance required.
- Grading & Drainage: Homeowner is responsible for modifications affecting water flow.
- Floor squeaks. Floor squeaks and loose sub floors are often temporary conditions which are
- common in new construction. A squeak-proof floor cannot be guaranteed.
- Cosmetic Items such as but not limited to chips, scratches, or other minor imperfections in finishes
- such as tile, woodwork, porcelain, brick, mirrors, plumbing fixtures, countertops, appliances,
- windows, and cabinets that were not documented at final inspection are not covered under
- warranty
- Damage due to ordinary wear and tear, abusive use, or lack of proper maintenance of the
- residence.
- Defects in items installed by you or by anyone other than Builder

NOTES