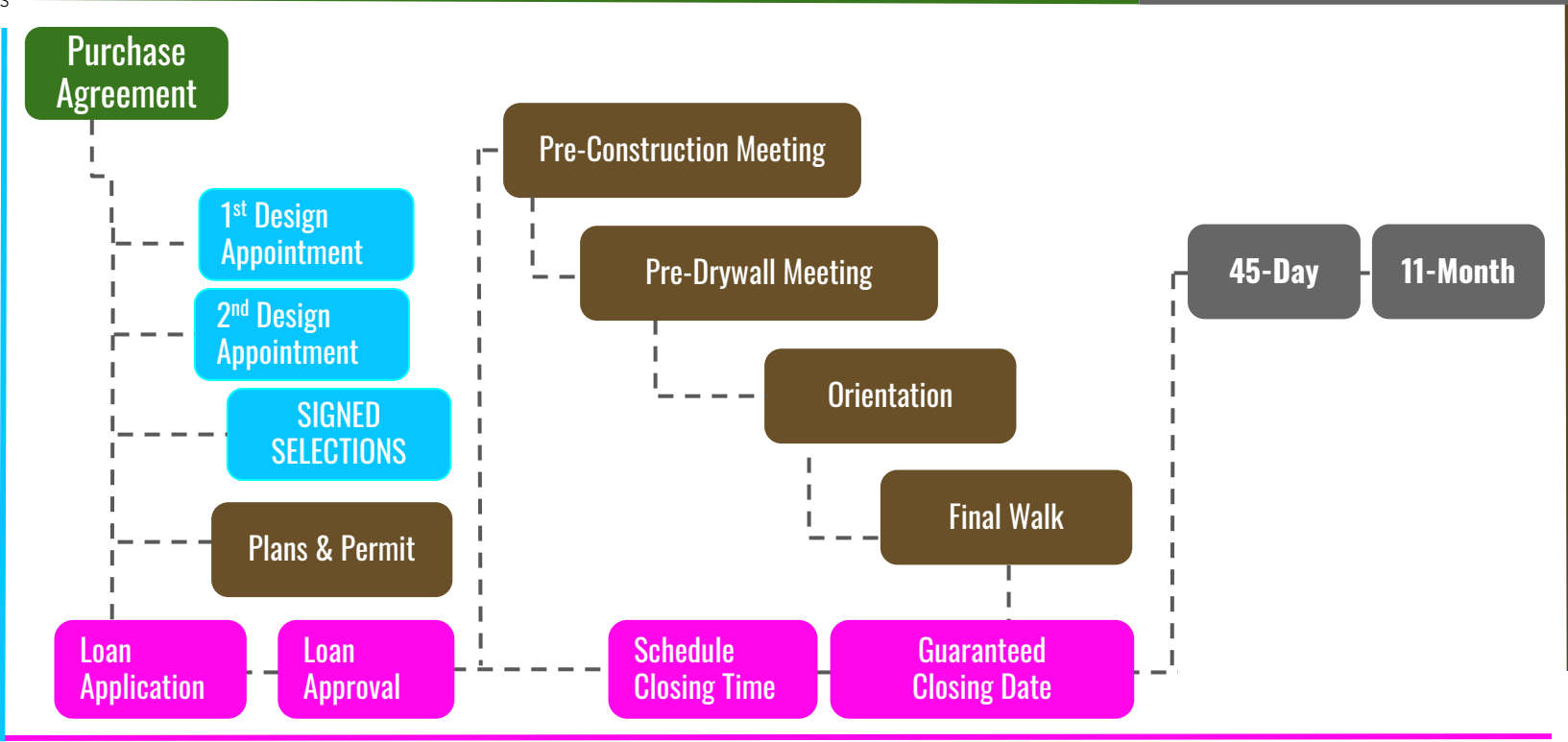


Sales

Warranty

Design

Construction



➡ **Time** ➡



Purchase Agreement

Congratulations! If you're reading this book, you've already completed this step. If you haven't, then you might be pretty seriously stalking us. That's ok too.

We use all of the information in your purchase agreement to order your plans - if it's not in your purchase agreement, it won't be on your plans.

Once the Purchase Agreement is signed by both parties, no structural changes can be made. Repeat - the ship has sailed on structural options. Bon Voyage - your New Home is on it's way!



1st Design
Appointment



2-2.5 hrs: Takes place within 2 weeks of signing your Purchase Agreement. At this appointment you choose & sign off on Exterior Selections. Additional selections include kitchen and flooring as time allows.

****Homework - pick locations for phone, cable, ethernet.****

2nd Design
Appointment



2-2.5 hrs: Takes place within 1 week of the 1st Design Appointment. Final Interior Selections, Review Electrical, Choose Lighting.

SIGNED
SELECTIONS



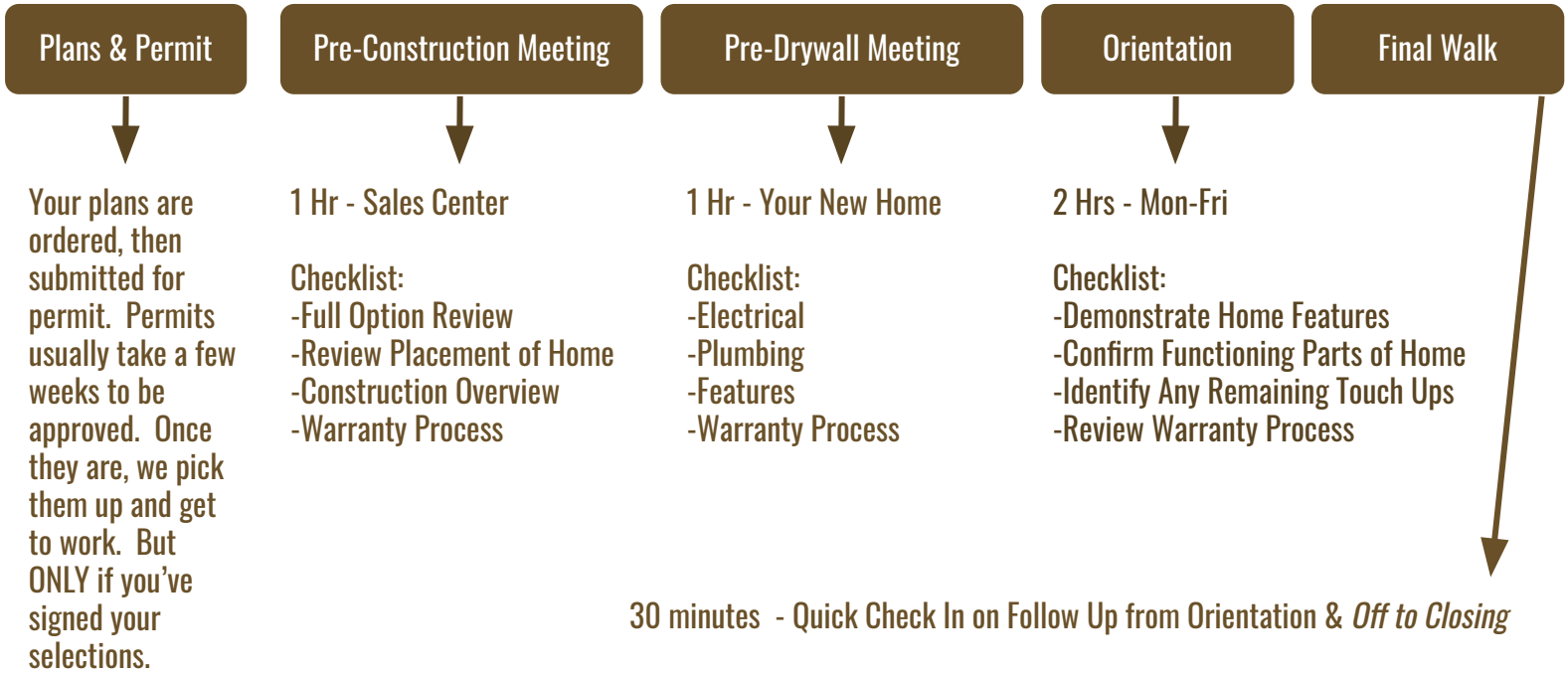
This is our trigger to start construction on Your New Home! We will not start Your New Home without signed selections. Read, Review & Sign...next up, actual construction!

Sales

Warranty

Design

Construction





Design

Construction

Full loan application - with documentation.

You have less time than you think to make a decision about a lender. Choose quickly. Get approved. If you switch lenders, you must let us know.

****Please note****

If you're working with an outside lender, you will still need to obtain Pre-approval from a member of our Lender Squad.

Occurs about 30 days prior to Closing.

Looks like we made it! If you used a member of our Lender Squad you will get your keys at closing! If you used an outside lender keys are released once the closing is recorded.

Loan Application

Loan Approval

Schedule Closing Time

Guaranteed Closing Date

The G-Team: HVAC, Door & Window Company inspect your home at the same time to ensure proper function.

45-Day

11-Month

Fit & Finish: We will contact you to walk your home prior to scheduling your 11-Month Warranty Appointment. Trade Partners for this appointment may include: Paint-Drywall Crew, Framers, Tilers, and our door company.

Warranty

Concrete - Interior & Exterior

Tolerances

- < 1/4" Variance on Following Areas:
 - Uneven floors per 4ft span
 - Slab cracks - width or height
 - Expansion joints
 - Footing and foundation wall cracks
 - Hairline cracks
- Efflorescence
 - Chalky substance observable on concrete due to water drawn to surface as concrete cures.
- Texture & Color variation
- Surface water dissipates within 48hrs

Warrantable

- > 1/4" Variance on Following Areas:
 - Uneven floors per 4ft span
 - Slab cracks - width or height
 - Expansion joints
 - Footing and foundation wall cracks
- 45-Day
 - Water in Crawlspace
 - Bowed basement walls varying 1" per 8ft span
- 11-Month
 - Basement leaks

Exclusions

- Humidity, condensation and moisture from grading changes
- Leaks caused by storms, acts of God or failure to maintain proper grade

Warranty

Site Drainage

Tolerances

Standing or pooling water located greater than 10 ft from the home

Ground settlement

Warrantable

45-Day

Standing or pooling water > than 48hrs after a rain event located within 10ft of the home - except in swales that drain water from other areas or in areas that receive discharge. In these areas a longer period can be anticipated - generally not longer than 48hrs

NOTE - water may stand for longer periods of time during heavy rains or after successive days of rain.

Exclusions

Modification of drainage or grade VOIDS entire site drainage warranty.

Installation of fencing and landscaping additions can modify drainage and void your site drainage warranty

Soil erosion of any kind is not warrantable

Warranty

Crawlspace

Tolerances

Mold growth in vented crawlspace

Moisture under the vapor barrier

Warrantable

Addressed Pre-closing:

Cleaning of mold on framing members

Damage to framing members from holes drilled

Exclusions

Damage to framing members from holes drilled under 25% of top or bottom cord

Mold growth in vented crawlspace post-closing

Warranty

Framing

Tolerances

Split wood beams

Warrantable

Addressed Before Closing:

Walls out of plumb > 1/2" per 8ft

Bowed columns or posts > 1/4" per 4ft

Twisted wood beams > 1/4" out of plane per
8ft span

Exclusions

Warranty

Roof

Tolerances

Shingle color variation

Warrantable

45-Day
Shingle damage related to construction

11-Month
Gutter or downspout leaks
Leaks

Exclusions

Damage due to ice-damming

Mildew, algae and moss on roof surface

Warranty

Exterior Siding & Trim

Tolerances

Siding color fading

Warrantable

Delaminated siding

Bowed or buckled siding > 1/4" per 4ft

Gaps between siding and trim > 1/4"

Loose siding and trim

Exclusions

Siding color and texture matches are not guaranteed after a repair

Warped vinyl siding due to thermal distortion

Warranty

Exterior Paint & Finishes

Tolerances

Mildew on exterior surfaces is normal

Warrantable

11 - Month
Caulking any separation of trim

Exclusions

Fading due to sun and weathering - especially prevalent with darker paint colors

Paint color and texture matches are not guaranteed after a repair

Warranty

Wood Decks

Tolerances

Imperfections in wood material including knots, cracks and checks

Warrantable

Decks out of level > ¼" per 4ft

Exclusions

Warranty

Electrical

Tolerances

Vibrating fans

Warrantable

Tripped breakers

Malfunctioning switches and outlets

Malfunctioning low voltage (phone & cable) outlets

Exclusions

Any modifications made to electrical system by homeowner would void warranty

Warranty

Cooling & Heating System [HVAC]

Tolerances

Heat System - heat to 66° F measured in center of a room and 3ft from floor

Cooling System - cool to 80° F measured in center of a room and 3ft from floor

Temperature variance up to 6° F between rooms

Condensation lines vent directly to exterior of home - wet areas produced by condensation lines are expected

Warrantable

Refrigeration leaks

Exclusions

Noise including vibrations and rattling from equipment and or vents

Condensation line clogs

Warranty

Plumbing

Tolerances

Warrantable

Exclusions

45-Day Only
Clogged drains

Leaks

Septic system failures/repairs

Noise from water rushing or knocking

Warranty

Interior Paint & Finish

Tolerances

Touch up and repainted areas may not match exactly in color or finish

Only affected areas > 50% of wall or ceiling surface will necessitate repainting entire area, otherwise touch ups will only be made to specific affected areas

Warrantable

11-Month Only
Blemishes including nail pops, stress cracks, separation of trim

Deviations in drywall texture including humps > ¼” per 4ft

Exclusions

Blemishes where custom colors were painted after closing will be repaired but will not be repainted

Warranty

Flooring

Tolerances

Floor squeaks are normal and may or may not be correctable - representatives of Garman Homes will determine if a floor squeak is correctable. Home inspectors cannot determine if a floor squeak is correctable - they can only make observations and recommendations.

Warrantable

45-Day
Cracked Tile

11-Month
Correctable Floor Squeaks
Missing or loose grout
Gaps in hardwood > 1/8"
Loose carpet areas will be restretched, if Necessary

Vinyl flooring bubbles

Exclusions

Carpet spots or fading - may be covered under the manufacturer's warranty

Vinyl flooring stains or discoloration

Warranty

Doors & Windows

Tolerances

Condensation and/or frost on windows is normal

Air infiltration around sides of window pane are normal, particularly during high winds

Warrantable

45-Day

Warped doors

Door adjustments including rubbing and latching issues

Windows not operating properly

Exclusions

Cracked/scratched windows must be addressed **PRIOR TO CLOSE**, they will not be addressed during the warranty period

Warranty

Cabinets

Tolerances

Gaps < 1/8" between wall and cabinet

Cabinet finish and color variation is normal and expected

Warrantable

Warped cabinet doors

Drawers and/or doors not opening properly

Gaps > 1/8" between wall and cabinet

Exclusions

Warranty

Appliances

Tolerances

Warrantable

Exclusions

Not included under Garman Homes.
Warranties for appliances must be handled
directly through Ferguson.

Register your appliances online or through
the mailer left in your home at closing

Warranty

Landscaping

Tolerances

Warrantable

Exclusions

Plants, shrubs, trees and sod. Any concerns about plant, shrub, tree and sod viability must be addressed PRIOR TO CLOSING

Warranty

General Exclusions

Loss or damage that is not part of the home

Coverage for loss of wages during inspections and/or repairs (time off work)

Damage due to:

Negligence or misuse
Defects not noted at meetings or by email during appropriate stages of construction
Changes in grading
Changes made to home after closing
Wear and tear
Soil movement
Birds and/or vermin
Moisture, mildew, mold or rust

Appliances Warrantable through Ferguson

Landscaping

Garage Doors/Motors - must be handled directly with Wayne Dalton

Natural Materials- granite, marble, stone and wood are products of nature. Consequently, variations in color, texture and surface smoothness can be expected. All natural products have pronounced imperfections and veining in their finished surfaces and are not considered to be warrantable concerns.

Warranty

New Slide Nuggets

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