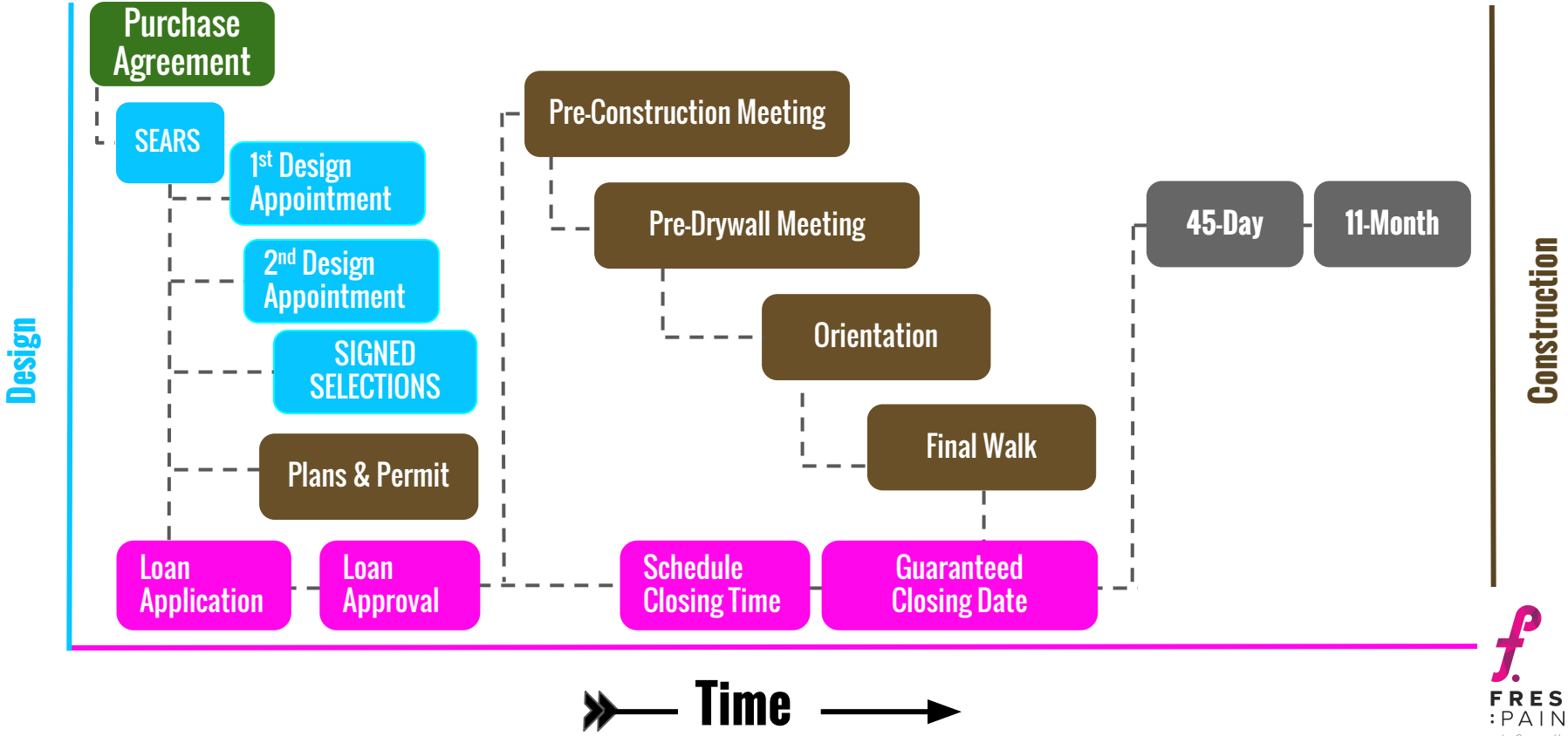


Sales

Warranty



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!

Design

SEARS

Hold those Pretty Horses!
Before we let you lose your
mind in Studio G, you need to
order your appliances. Why?
Appliances determine your
cabinet configuration, your
mechanical needs and all
sorts of other fun ripples...
like your budget.

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.

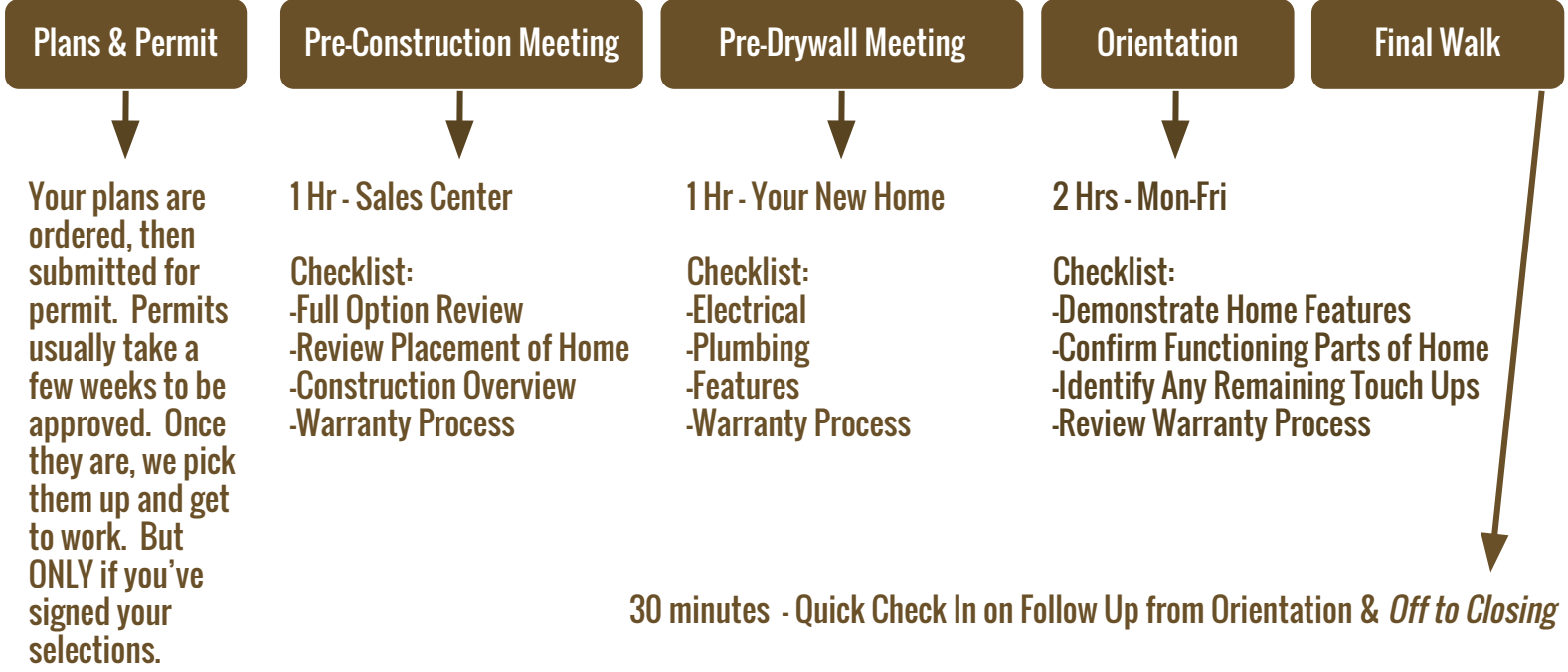
SIGNED
SELECTIONS

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!

Construction

Design

Construction



Design

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.

Loan
Application

Loan
Approval

****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.

Schedule
Closing Time

Guaranteed
Closing Date

Construction

Design

Construction

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 48 hrs

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 72hrs after a rain event located within 10ft of the home

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

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
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 > 1/4" per 4ft

Exclusions

Warranty

Electrical

Tolerances

Vibrating fans

Warrantable

Tripped breakers

Malfunctioning switches and outlets

Malfunctioning low voltage (phone & cable) outlets

Exclusions

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 > 1/4" 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 Sears.

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

Landscaping

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