



A division of Steven Schmidt Construction, Inc. Lic# 1064  
(507) 663-0482 • [www.schmidthomes.com](http://www.schmidthomes.com)  
1325 Armstrong Road, Northfield, MN 55057



## **HOMEOWNER'S MANUAL**

*Steven Schmidt Construction, Inc.  
Schmidt Homes  
Schmidt Homes Remodeling*

We are pleased that you have joined our family of homeowners and look forward to working with you on your exciting new venture. Our Schmidt Homes Manual will guide you through the process of building your home.

This process is a creative undertaking that requires many decisions along the way. To keep things running smoothly, we'll provide the guidance you need to make informed decisions. We'll do our best to make sure you understand the fundamentals of home construction and help you knowledgeably evaluate the materials you will be selecting.

For all of your appointments with *Schmidt Homes*, please bring your floor plan and this manual, as you will need this vital information to make your selections.

We are committed to reducing our impact on the environment and would appreciate the return of any or all of this binder for reuse.

If at any time you have questions or require assistance, please call our office. We will be delighted to discuss any part of the construction process with you.

## **CONTENTS SUMMARY**

### **Contact Information, Schmidt Homes Personnel**

#### **Section I**

##### **Purchasing Your New Home**

Covers the Purchase Agreement, addenda, and the construction contract.

#### **Section II**

##### **Applying for Your Home Loan**

Covers how to arrange for the financing of your new home, and provides a Loan Application Checklist to help you gather the information a lender will require.

#### **Section III**

##### **Selecting Finish Materials**

How Schmidt Homes assists you in customizing your new home to your individual style to achieve the look and functionality you want.

#### **Section IV**

##### **Construction of Your New Home**

Covers safety precautions to follow when visiting your home, during the construction process, and outlines the phases of construction.

#### **Section V**

##### **Final Walk-Through**

Covers your project manager's guided tour of your home to demonstrate its features, warranty and maintenance items.

#### **Section VI**

##### **Closing**

Provides information to help you prepare for closing day, when you will sign the documents that will transfer the home and the lot to your name.

#### **Section VII**

##### **Caring for Your Schmidt Home**

Guides you through basic homeowner maintenance issues, and clarifies which items are covered under your one-year warranty.

#### **Section VIII**

##### **Your Feedback and Suggestions**

Covers the importance of providing us with feedback on our performance and our policy of continued communication with clients.

## **Schmidt Homes' Personnel**

During the building process, many questions may arise. Since we believe that an informed client is our best client, we encourage clear and open communication. Please contact us at any time!

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## **Section I**

### **Purchasing Your New Home**

Several standard forms are used when you buy your new home. These include the Purchase Agreement and addendum, which are subject to approval by Schmidt Homes. All forms and attachments must be signed by all parties before the Purchase Agreement becomes binding.

#### **Purchase Agreement**

The Purchase Agreement is the legal document which represents your decision to buy a new home. Please read this document carefully. It contains a description of your home—both the legal description and the street address—as well as financing information, homeowners association information (if applicable), and additional legal provisions. Often, several addenda are attached to the Purchase Agreement.

#### **Construction Contract**

The Construction Contract is comprised of five parts: Blueprints, General Specifications, Warranty Information, Price Sheet, and Contract. Before you sign your Construction Contract, Steve Schmidt will guide you through the information it contains.

The Blueprints of your home are used to estimate your building costs. After the contract is signed, they will serve as primary reference documents in the construction of your home.

The General Specifications are detailed descriptions of the quality, brand-name materials Schmidt Homes uses in building your home. Also included in the General Specifications are your allowances (predetermined sums of money allocated to purchase specific materials.)

The Warranty Information outlines what Schmidt Homes covers under our standard one-year Homeowner's Warranty provided with each new home.

The Price Sheet is a breakdown of the cost of your home. Your allowances are based on these cost items.

The General Contract describes our construction agreement and the legal procedures that Schmidt Homes and the Home owner will follow during, and after, the construction process. It also provides a payment schedule.

All of the above serve as critical documentation for the construction of your new home. Please keep these items accessible, as they will be referenced frequently through building process. Once your new home is complete, store these documents in a safe place.

## **Section II**

### **Applying for Your Home Loan**

If you need to finance your home, one of your first responsibilities will be to select a lender and complete a mortgage application. This should be accomplished as soon as possible. Take the completed Purchase Agreement and Construction Contract with you when you first visit your lender. If you need help, ask us for the reputable lenders that we recommend.

Your lender's job is to thoroughly understand your particular financial circumstances. All information on the application will be reviewed at your meeting with the loan officer. Rarely does a situation arise that your loan officer has not encountered in the past. Do not hesitate to discuss any concerns you have regarding your assets, income, or credit. By providing complete information you can prevent delays or extra visits to deliver documents.

#### **Loan Application Checklist**

At first, the amount of information required for a mortgage application may seem overwhelming. You can facilitate the application process by collecting most of the needed documentation prior to your appointment. The following checklist includes most of the information typically required by a lender. Some may not apply to you, and almost certainly there will be specific items your lender will request which we have not mentioned, but this list will get you off to a good start.

#### *Property Information*

The Steven Schmidt Construction Purchase Agreement will include the legal description of the property and the price.

#### *Personal Information*

- Social Security number and drivers license for all borrowers
- Home address for the last two years
- Divorce decree and separation agreements, if applicable

#### *Income*

- Last two pay stubs
- Documentation on any supplemental income: bonuses, commissions
- Names, addresses, and phone numbers of all employers for last two years
- W-2's for last two years
- If self-employed or commissioned sales, copies of last two years' tax returns with all schedules and year-to-date profit and loss for current year, signed by an accountant
- Documentation of alimony/child support

### *Real Estate Owned*

- Names, addresses, phone numbers, and account numbers of all mortgage lenders and landlords for the last seven years
- Copies of leases and two years' tax returns for rental property
- Market value estimate of any real estate currently owned

### *Liquid Assets*

- Names, addresses, phone numbers, and account numbers for all bank accounts, credit unions, 401(k) plans, and investment accounts
- Bank account statements for prior three months
- Copies of notes receivable
- Value of other assets such as auto, household goods, and collectibles
- Cash value of life insurance policies
- Vested interest in retirement funds, IRA's, etc.

### *Liabilities*

- Names and account numbers for all revolving charge cards, including outstanding balances and current monthly payment amounts
- Names, addresses, phone numbers and account numbers for all installment debt; approximate balance and monthly payments for autos and mortgage
- Alimony or child support payments
- Names, addresses, phone numbers, and account numbers of accounts recently paid off, if to be used to establish credit

### **Loan Processing**

Once all preliminary information has been given to your loan officer, verification forms will be sent to your employers, banks, and Mortgage Company or landlord. A credit report and appraisal of the property will be ordered. You will be asked to sign a release form to authorize this. Your lender will provide you with a Good Faith Estimate and a Truth-in-Lending Disclosure.

### **Loan Approval**

During your first meeting, you and your lender will determine a probable date for obtaining prequalification. This allows us to start building your new home even though final loan approval is still pending. At this meeting, you'll also discuss additional information that may be needed by your lender to obtain final loan approval. Several weeks after your first meeting with your mortgage company, you should receive loan approval. If any of the information requested by the lender has not been furnished to the mortgage company in a timely manner, loan approval may be delayed.

**Contingencies**

Loan approvals often carry "conditions of approval." The sale of a previous home or proofs of funds are two examples of these contingencies. Please be sure to discuss any concerns you may have about such conditions with your loan officer and obtain requested documentation as soon as possible. Once all contingencies are met, final loan approval can be obtained.

**Loan Lock**

The only thing anyone can know for certain about loan rates is that they will change. Be cautious about relying on others' advice or predictions regarding mortgage rates. Locking your rate prematurely can result in extra expense if your new home is not completed in time to close within the lock period.

We are happy to update you on the anticipated delivery date throughout the construction process. Until we reach a point in construction where factors outside our control can no longer affect the delivery date, the decision to lock your loan is, at best, a gamble.

## Section III Selecting Finish Materials

One of the most exciting steps in building a new home is selecting the finish materials. At Schmidt Homes, we will be there every step of the way assisting you in these selections and answering your questions about style, function, durability and a host of other critical issues. Most of your selections can be made right at the Schmidt Homes Showroom in Northfield.

### Selections

Your project coordinator will go through the selection process with you, after which you'll meet with your Schmidt Homes Design Consultant in our Northfield showroom to discuss your design ideas. Over the course of numerous appointments, you will make your selections, starting with exterior colors, and then focusing on cabinetry, plumbing fixtures, interior paint colors, flooring, and lighting. Your design consultant will also be available to accompany you to appointments scheduled with outside vendors. Be sure to bring this book, your blueprints, and any color samples that you have collected to all appointments.

When the contract was signed, many of your selections may have already been discussed. Be sure to read over your general specifications; it outlines finishes that are included in your construction cost.

It is important to note that once construction starts, *selection changes may affect the time schedule and the price*. If at any point you wish to make a change in a selection, please notify us as soon as possible.

You'll choose from the following finish materials, in this approximate order:

**1. Exterior Finishes:** Siding, shingles, stone or brick, doors, windows and trim color, soffit and fascia. All of these selections can be made at the Schmidt Homes Showroom before the start of construction. You can also check out design and product options at:

LP Smart siding: [www.lpcorp.com](http://www.lpcorp.com)  
CertainTeed Monogram vinyl siding: [www.certainteed.com](http://www.certainteed.com)  
Garage doors: [www.actionoverhead.com](http://www.actionoverhead.com)

**2. Showers and Tubs:** We'll help with your shower and tub selections, styles, and colors.

Aker tubs and showers: [www.akerbymaax.com](http://www.akerbymaax.com)

**3. Cabinets:** We'll work on the layout design, wood species, door style, countertops, and cabinet knobs and pulls. All of these selections can be made at the Schmidt Homes Showroom. You can also check out design and product options at:

Wellborn Cabinets, Inc. [www.wellborn.com](http://www.wellborn.com) Bertch Cabinets [www.bertch.com](http://www.bertch.com)  
Cabinet hardware: Hardware Distributors LTD [www.hdlusa.com](http://www.hdlusa.com)

**4. Plumbing Fixtures:** Includes faucets, sinks, and toilets. At this point in construction, the showers and tubs have already been installed. Plumbing fixture selections can be made at our showroom or visit the following websites for options:

Kohler faucets: [www.kohler.com](http://www.kohler.com)

Delta faucets: [www.deltafaucet.com](http://www.deltafaucet.com)

**5. Wood Flooring:** If you have selected wood flooring for your home, you can choose from among the many quality products in our showroom or visit:

Above All Hardwood Floors 16861 Welcome Avenue SE, Prior Lake, MN 55372  
Brent Goracke (952) 440-9663 [www.aboveallhardwoodfloors.com](http://www.aboveallhardwoodfloors.com)

**6. Light Fixtures:** Before the selection of light fixtures, your project manager or design consultant will meet with you to layout your electrical plan, the placement of lights, and light switches. During your electrical walk-through, we will note the placements for TV, computer and phone outlets and discuss specific needs such as floor outlets, backsplash outlets, or any other electrical considerations. Now is also the time to talk about surround sound systems and security systems.

Your light fixtures selections may be made with the assistance of the professionals at Southern Lights in Burnsville. Don't forget to select a door chime when choosing your light fixtures! Schmidt Homes will coordinate the delivery at the appropriate time.

Southern Lights

[www.southernlightsinc.com](http://www.southernlightsinc.com)

12550 W. Frontage Rd, Burnsville, MN 55337

952-980-8977 (we suggest you call ahead for an appointment – ask for Julie Thompson)

Orion Home Systems

[www.orionhomesystems.com](http://www.orionhomesystems.com)

1301 Corporate Center Drive

Eagan, MN 55121

651-994-0666

**7. Appliances:** Our local dealer, Quality Appliance, can help with your options and selections.

Quality Appliance

1180 Hwy 3 South

Northfield

507-645-4711 (Ask for Sharon)

[www.qualityappliance.com](http://www.qualityappliance.com)

Warners' Stellian

7665 W 148<sup>th</sup> St. (corner of 42 & Cedar Ave.)

Apple Valley

952-891-4700

[www.warnersstellian.com](http://www.warnersstellian.com)

**8. Fireplaces & Surrounds:** Choose from among the many options in marble, stone, or brick in our showroom. Tile and fireplaces may be selected at:

Tile:  
Bierman's Flooring Store  
1289 Bollenbacher Rd  
Northfield  
(507) 645-5848  
[www.biermansflooring.com](http://www.biermansflooring.com)

Fireplaces:  
Glowing Hearth & Home, Inc  
100 El Dorado Drive  
Jordan  
(952) 492-9276  
[www.glowhearth.com](http://www.glowhearth.com)

**9. Interior Millwork:** Includes interior doors, bi-fold doors, trim, railings, moldings, and doorknobs, all of which can be selected at the Schmidt Homes showroom or be seen at Lampert Lumber in Northfield.

L.J. Smith's Stair Systems [www.ljsmith.com](http://www.ljsmith.com) Ferche Millwork [www.ferche.com](http://www.ferche.com)  
Bayer Built Woodworks [www.bayerbuilt.com](http://www.bayerbuilt.com)  
Wadena Millwork/Wausau [www.wadenamillwork.com](http://www.wadenamillwork.com)

**Entry Doors:**

Bayer Built Acclimated Entry Systems [www.bayerbuilt.com](http://www.bayerbuilt.com)  
Heritage Millwork, Inc. [www.heritagemillworkinc.com](http://www.heritagemillworkinc.com)  
Lampert Lumber [www.lampertlumber.com](http://www.lampertlumber.com)

**10. Carpet, Tile, Vinyl:** These floorings may be viewed at:

Bierman's Flooring Store  
1289 Bollenbacher Dr.  
Northfield  
(507) 645-5848  
[www.biermansflooring.com](http://www.biermansflooring.com)

Minnesota Tile and Stone  
17615 Kenrick Avenue  
Lakeville  
(952) 898-1960  
[www.mntile.com](http://www.mntile.com)

The Tile Shop  
1330 County Road 42 W.  
Burnsville  
(952) 898-0460  
[www.tileshop.com](http://www.tileshop.com)

**11. Paint Colors:** Your design consultant will be happy to assist you in your paint selections in the convenience of our showroom.

Sherwin Williams  
204 Western Avenue  
Faribault  
(507) 334-3404  
[www.sherwin-williams.com](http://www.sherwin-williams.com)

Benjamin Moore  
Young's Paint Center  
104 Railway Street  
(507) 645-5572  
[www.youngspaintctr.com](http://www.youngspaintctr.com)

**12. Mirrors and Towel Bars:** We can help with your selections or you may wish to purchase these items, on your own, from the many stores that carry them. You can also select mirrors and accessories at:

Polzin Glass  
1325 Bollenbacher Dr  
Northfield [www.polzinglass.com](http://www.polzinglass.com)

Hardware Distributors LTD  
[www.hdlusa.com](http://www.hdlusa.com)

## **Section IV**

### **Construction of Your New Home**

How exciting to watch the development of your home beginning with the excavation! During the construction process, we encourage you to visit the job site and see the progression.

There are important safety concerns to keep in mind while visiting your job site. We reserve the right to require that you wear hard hats if you visit during work hours, although we strongly recommend that you avoid visiting the site during work hours. If you do choose to visit, while the crew is working, we may ask you to leave to ensure your safety.

You are visiting the site at your own risk; Schmidt Homes is not liable for any injury sustained while on the site.

Please follow these job site rules:

1. Please remember that children are not allowed on the site.
2. Watch your step! Nails, tools, and other construction materials can cause injuries. Always wear shoes, no sandals!
3. Stay off ladders and scaffolding.
4. Avoid excavation areas.
5. Stay clear of vehicles, excavation equipment, and delivery trucks. Always assume that drivers cannot see you!
6. If you are at the site during work hours, know where the crew is working and make them aware of your presence. Keep away from the area when they are working above you.
7. Be extra careful when visiting your site on evening hours or during the weekend.
8. Avoid using any temporary stairs.

## **Construction Schedule**

Schmidt Homes will establish a realistic construction schedule for building your home. However, some degree of variance from the schedule is to be expected. Your project manager will visit your site, frequently, to assess progress.

Many of the tasks involved in building a home are weather-driven. In the spring when the ground is wet, equipment may become mired in mud, making it difficult to move dirt. However, Schmidt Homes will make every attempt to adhere to the original schedule and build your home as efficiently as possible without compromising quality.

### Stages of Construction

1. Obtain Permit
2. Excavation
3. Foundation
4. Dampproofing
5. Framing
6. Roofing
7. Rough-in plumbing, electrical, and HVAC
8. Pour basement floor
9. Siding
10. Insulation
11. Hang and tape sheetrock, prime
12. Hardwood floors
13. Pour driveway and sidewalks
14. Install cabinets and millwork
15. Paint, stain, and varnish
16. Finish plumbing, electrical, and HVAC
17. Carpet
18. Final grade and sod
19. Final walk-through
20. Closing

At *Schmidt Homes* we pride ourselves on using the highest quality materials for you and require the same standards from our crew members and subcontractors. We have been working with our crew and subs for many years; their dedication to quality and professional workmanship is exemplary.

We are committed to creating solid and long-lasting relationships with the people we work with. This extends to you, our valued client.

## **Section V**

### **Final Walk-Through**

Before you close on your home, your project manager will introduce you to your new residence during a final walk-through. They'll demonstrate the features of your home and provide care and maintenance tips. They will also perform a final inspection of all fixtures, appliances and systems to ensure that everything is installed correctly and functioning properly. Your project manager will also make note of any warranty items that they may see along the way.

Another purpose of the walk-through is to ensure that the quality we provide meets the expectations of all parties. The walk-through should be scheduled immediately prior to your closing date; plan for at least a two-hour meeting. This is a good time to ask questions!

After your closing, *Schmidt Homes* will perform two more walk-throughs to verify that your home continues to meet everyone's high quality standards. When you have lived in your home for three months, we ask that you schedule a second appointment with our project manager if there are any warranty items and construction-related concerns you may have. This meeting is a great opportunity to ask questions about caring for your home. When you have lived in your home one year, remember to schedule your final walk-through to cover any issues that may have arisen.

## **Section VI Closing**

At *Schmidt Homes*, we realize that timing is of great importance for locking your loan and planning your moving day. We will be able to specify a closing date approximately sixty days prior to completion of your home. Many external factors such as weather can affect the projected closing date, but we will make every attempt to honor our estimated date.

At the closing you will be signing all the mortgage documents and the deed. The closing will take place just after your walk-through. Should the closing date change, adjusting the schedule with your lender and the closer are easily accomplished.

Typically, *Schmidt Homes* schedules the closing at the offices of a local law firm. An appointment should be made approximately forty-five days before the anticipated date. A few days prior to closing, we will confirm the location, time, and date with you. The closing will take approximately sixty to ninety minutes.

Your lender will help you decide how much money you need to bring to the closing. It's also important to provide photo identification and proof of homeowner's insurance.

## **Section VII Caring for Your Schmidt Home**

This section outlines general guidelines in caring for your home. More information and suggestions can be found on the web by searching 'home maintenance schedules.

### **“To-Do” Calendar of Home Maintenance**

#### **January/February**

1. Clean or replace furnace filter.
2. Check and clean mechanical ventilation system (HVAC). Check your manual and follow manufacturer's recommendations.
3. Clean snow from air intakes, exhausts and meters.
4. Clean range hood filter.
5. Remove excess snow from roof to prevent ice dams.
6. Clean and check sump pump and pit.
7. Inspect pressure and temperature valve on water heater, follow manufacturer's guidelines.
8. Clean faucet aerators, turn on infrequently used faucets and pour water in floor drains to maintain the trap's water barrier
9. Observe humidity levels and adjust the setting on the humidistat or air exchanger controller, as needed, to eliminate condensation or frost on windows.

#### **March/April**

1. Check and clean mechanical ventilation system (HRV/ERV). Check your manual and follow manufacturer's recommendations.
2. Clean or replace furnace filter.
3. Clean snow from air intakes, exhausts and meters.
4. Remove excess snow from roof to prevent ice dams.
5. Check gutters and downspouts, clean if needed.
6. Inspect basement/crawl space for moisture or leakage.
7. Do safety checks: smoke detectors, fire escape routes, fire extinguisher, carbon monoxide alarms, door and window locks.

8. Check and repair any damaged screens.
9. Adjust thermostat for season change.
10. Observe humidity levels and adjust the setting on the humidistat or air exchanger controller as needed to eliminate condensation or frost on windows.

### **May/June**

1. Check and clean mechanical ventilation system (HRV/ERV). Check your manual and follow manufacturer's recommendations.
2. Clear air intakes, exhaust and meters of debris, nests, etc.
3. Check gutters and downspouts, clean if needed.
4. Be sure to check settling after spring thaw.
5. Open outside hose connection.
6. Check and clean central air conditioning system.
7. Check landscaping sprinklers to ensure proper alignment (do not let them soak your siding or foundation).
8. Replace air conditioning or furnace filters monthly or as recommended by the manufacturer.
9. Clean A/C condenser.
10. Inspect pressure and temperature valve on water heater.
11. Maintain proper grades for drainage throughout the property.
12. Inspect roof for damage and make repairs when necessary.

### **July/August**

1. Clear air intakes, exhaust and meters of debris, nests, etc.
2. Check gutters and downspouts, clean if needed.
3. Check exterior finishes for moisture damage.
4. Check and clean mechanical ventilation system (HRV/ERV). Check your manual and follow manufacturer's recommendations.
5. Air out damp basements on dry days or use dehumidifier.

6. Have furnace (heating system) serviced.
7. Check hot water heater for mineral buildup, drain, and refill.
8. Check and repair interior caulking and grout on tile in showers and baths.
9. Check and repair all cracked, separated or missing exterior caulking and weather stripping, especially around windows and entry doors. Use ASTM C-920 sealant.
10. Seal coat and repair asphalt driveway as needed.
11. Replace air filters monthly when air conditioning or as recommended by the manufacturer.
12. Clean A/C condenser.

### **September/October**

1. Check fireplace and chimney, service or clean if needed.
2. Clean range hood filter.
3. Check and clean mechanical ventilation system (HRV/ERV). Check your manual and follow manufacturer's recommendations.
4. Clear air intakes, exhaust and meters of debris, nests, etc.
5. Do safety checks: smoke detectors, fire escape routes, fire extinguisher, carbon monoxide alarms, door and window locks.
6. Check gutters and downspouts, clean if needed.
7. Check roofing, flashing, and repair signs of wear or damage.
8. Check roof vents/soffit vents.
9. Drain and close outside hose connection.
10. Winterize landscaping and blow out irrigation system.
11. Inspect pressure and temperature valve on water heater.
12. Maintain proper grades for drainage throughout the property.
13. Adjust thermostat for season change.
14. Check humidity levels to prevent excessive moisture.

15. Clean dryer vent.

16. Check garage floor for cracks – seal & caulk.

### **November/December**

1. Clean or replace furnace filter.

2. Check and clean mechanical ventilation system (HRV/ERV). Check your manual and follow manufacturer's recommendations.

3. Check exhaust fans.

4. Clear air intakes, exhausts and meters of snow, debris, etc.

5. Remove excess snow from roof to prevent ice dams.

6. Check adjustment of door thresholds.

7. Observe humidity levels and adjust the setting on the humidistat or air exchanger controller as needed to eliminate condensation or frost on windows.

## **First Year Maintenance**

### **1. Doors in need of adjustment**

#### ***The Issue***

Doors can shrink and expand, especially during the first year curing. Steel and wood shrinks, expands, and contracts, depending on humidity and temperatures as they adjust.

#### ***The Solution***

As the seasons change adjust the sill up and down by turning screws in and out on the adjustable sills. If you do not adjust the door this will damage the sweeps on the door and let air into the home. Adjust up so that a piece of paper may be slid between the sweep and the sill.

### **2. Gaps in wood flooring, between walls and cabinets and cracks in woodwork joints.**

#### ***The Issue***

Gaps and cracks will appear as wood dries out. These can form during the winter months when the humidity is too low in the house and will minimize during the summer.

#### ***The Solution***

Check the humidity levels with a hydrometer and refer to the humidity guide in your window owner's manual to make adjustments.

### **3. Gaps between walls and vanities, countertops or bathtubs**

#### ***The Issue***

As lumber shrinks and the house acclimates, gaps or cracks can appear in the caulking.

#### ***The Solution***

Since these are areas that can get wet, remove and replace the caulking immediately. Notify your builder about any severe gaps or cracks that form larger the ¼" wide.

### **4. Hairline cracks or nail pops in the dry wall**

#### ***The Issue***

Over the natural course of house drying and acclimating, drywall nails and screws can be pushed out of the walls or ceilings as the house expands, contracts and settles. This can cause cracks in the drywall or nail heads to "pop" out slightly from the drywall.

#### ***The Solution***

The homeowner can take care of most of these issues through painting and caulking. Notify your builder about severe cracks or drywall pops. Most pops occur within the first 12 months and are covered under your one year warranty with Schmidt Homes.

## **5. High levels of condensation on windows**

### ***The Issue***

During the first year, many construction materials like wood, plaster, and concrete continue to dry and give off moisture into the house. Condensation is a sign of excessive moisture. Lifestyle is one of the major sources of humidity in your house such as cooking, showering, plants, etc.

### ***The Solution***

Adjust the humidistat to lower the winter indoor humidity level to 30% or below so that condensation does not form. Using a dehumidifier can also help to lower the humidity in your house, especially in the basement. Reduce moisture generation in your house. Make sure that your ventilation system is operating correctly. Turn on your air exchanger to reduce the humidity level in the winter months. Be careful that it does not drop below 20%. Notify your builder if condensation continues after you have tried these steps.

### **Proper Humidity Levels**

#### ***Winter relative humidity levels***

During the heating season, when the outside air temperature is below 15°, the relative humidity should be no higher than 30% to keep condensation from forming on your windows. In very cold weather, adjust the humidity to fall below 30%. Proper regulation of your humidistat and/or air exchanger controller should prevent condensation and frost.

#### ***Summer relative humidity levels***

During the cooling season on an average summer day, the relative humidity in the main level should not exceed 55% with proper dehumidification and air conditioning.

### **How Do You Control Relative Humidity in Your House?**

The two most effective ways that you can control the amount of moisture in your house are: 1) reduce the moisture sources and 2) ventilate. Open and close windows, use the kitchen and bathroom exhaust fans, and operate your heat recovery ventilator (HRV) or continuous fan.

The following steps can be taken to control relative humidity in your house:

1. Reduce moisture sources.
2. Turn on the bathroom exhaust fan during baths and showers and leave it on for an additional 30 minutes or longer to remove moisture from the room.
3. Operate the kitchen exhaust fan when you are cooking.
4. In the winter, if condensation or frost forms on your windows, the moisture levels are too high so the humidity level should be reduced. Your HRV is a source of dehumidification. If your hardwood floors start to separate, the moisture levels are too low and you should increase the humidifier. Due to temperature changes, the humidifier will need to be monitored and adjusted.
5. In the summer, if your hardwood floors show cupping or buckling, the humidity is too high. Close the windows and use a dehumidifier or air conditioner. You should also check for water leaks.
6. Use a dehumidifier and/or air conditioner to dry out damp areas of your house such as the basement.
7. Check that the humidifier is not operating when the air conditioner is on!

If you have any questions about any of these items, call our office at 507-663-0482 and we will be happy to help you.

If you have questions regarding proper function of ventilation and heating equipment please contact your heating (HVAC) contractor. Their information is listed on your new home contacts sheet in your closing file.

**Section VIII**  
**Your Feedback and Suggestions**

From purchase through move-in, and long after, *Schmidt Homes, Inc.* values our client relationships and strives to maintain them. To improve our product and services, we would appreciate your comments and opinions on our performance. Our goal is to build quality homes to ensure the highest level of customer satisfaction.

Your feedback helps us reach that goal.

*Thank you from all of us at  
Schmidt Homes Inc.!*