

STANDARD FEATURES

LOW MAINTENANCE EXTERIORS

- Choice of front elevation (most plans) - see sketch of plan
- Lap siding on front elevation w/house wrap & trim wrap around windows
- Choice of exterior paint colors (CCR &/or HOA paint selections may apply)
- Decking on walking surfaces
- Raised panel insulated fiberglass entry door w/deadbolt
- Insulated metal garage doors
- Block asphalt shingles
- Standard paved driveways (max \$4000 Allowance). In the case of an unpaved road, driveway will not be paved unless specified in the contract.

ENERGY EFFICIENCY

- Alaska 5 Star Energy Rating
- 95% gas forced air single stage furnace
- Programmable set-back thermostat
- Gas garage unit heaters
- On-Demand hot water system
- Thermo pane low-E argon gas-filled vinyl windows & sliders
- R-21 walls and crawl space, and R-49 ceiling insulation

THOUGHTFUL CONVENIENCES

- Pre-wired TV & Phone Outlets in Living Rooms & Bedrooms
- Insulated and fire-taped garages
- Two exterior hose bibs (plan dependent)
- Exterior outlet near garage for vehicle block heater
- Electrical outlet on each wall in garage distanced per code.
- Floor drain in garage centered in the middle on both 2 car or 3 car.

GOURMET KITCHENS

- Hickory recessed panel cabinets
- Self cleaning gas range w/vented range hood & dishwasher
- Stainless steel double sink
- Whirlpool Stainless Appliances (\$1,900 allowance)
- Plumbed for ice maker
- Granite or quartz countertops
- Soft close cabinets & drawers

COMFORTABLE INTERIORS

- Cathedral ceilings in living area (plus 9' ceilings throughout in most plans)
- 4.5" Interior base boards
- Fiberglass tub & shower surrounds
- White post to post interior handrail
- LVP Flooring wall-to-wall carpet w/8lb pad; LVP in the bathrooms & laundry
- 36" Direct vent gas fireplace w/log kit, drywall surround & mantle, wall switch operated
- Raised panel "Pure White" enamel doors w/ matching trim
- "Repose Gray SW7015" interior walls & ceilings (satin finish) as recommended option for color
- "Pure White" interior trim (semi-gloss finish) as a recommended color
- Or buyers choice interior paint colors (if purchased prior to paint selections)
- Brushed nickel door hardware (Lever style handles)
- Chrome plumbing fixtures w/chrome hardware
- Selection of lighting fixtures (Lighting allowance \$1.50 per sq ft)
- Laminated "I" beam floors - "The Quiet Ones" screwed and nailed
- 2x6 construction, 16" on center, manufacturer required floor plans

BUILDER SPECIFICATIONS

Buyer Initials

Buyer Initials

SITE WORK

- Back fill foundation & final grade 10' around foundation area. This is not a landscape grade.
- Land clearing for up to 80' driveway, foundation, well and septic. Builder discretion on removal of trees on lot. Builder does not remove requested trees for future yard. Homeowners responsibility after closing.
- Septic is built to DEC standards- sized per bedroom count on plan.
- ENSTAR and MEA utilities provided to house (unless specified otherwise, and only if property is served with utilities) Accounts must be placed in buyers name prior to closing -effective: day of recording.
- Front and rear decks to be specified at contract if included in build. Stairs on front deck included, stairs on rear decks are not included.

EXTERIOR

- Owens Corning TruDefinition Duration Shingles & continuously vented ridge caps.
- 3 sides of the home in T1-11 OSB, front of house in OSB smart siding 6" lap (board and batten available as substitute).
- Exterior GFI outlets (1 on front porch, 1 on garage, 1 on back deck).
- 2 exterior cold water hose bibs.
- 3 house colors (main body, accent, & trim) included. Additional front door color also included (excludes other man doors). House colors to be approved by builder. Accent and trim color excluded on other 3 sides of house. Upgrade to paint trim windows on other 3 elevations must be quoted.
- Man door provided on 3 car garages, upgrade to install man door on 2 car garage.



Buyer Initials

Buyer Initials

INTERIOR SPECIFICATIONS & MECHANICAL

- Textured drywall interior walls with rounded corners and orange peel texture. Other wall and texture options available as an upgrade.
- Garage walls are drywall & fire taped. Garage door openers (1 per door).
- Trane S9V forced air furnace. One Reznor unit heater per garage. Rinnai on demand water heater. Brands subject to change.
- \$1900.00 dollar appliance allowance for standard appliance package (Microwave, range, dishwasher) Range hood is an upgrade. Adding microwave outlet is an upgrade added at electrical walkthrough.
- Gas plumbed dryer/range cooktop (220v electric is an upgrade).
- \$1.50 a sq foot living area lighting allowance at Browns Electric.
- 2 ceiling fans: 1 in living room & 1 in master bedroom. 2 pendant lights over island & 1 over kitchen sink.
- White vinyl windows with MDF windowsill. Window screens on all operable windows.

INTERIOR FINISHING

- One interior trim color 4 ½" base trim & cased door trim (standard is painted white semigloss).
- One interior wall color in satin finish. Multiple colors available at additional cost.
- Door knobs, hinges, and closet knobs are standard in brushed nickel. Venetian bronze and chrome are available at no additional cost. Matte black is an upgrade.
- All bath hardware and plumbing fixtures come standard in chrome; all other finishes are an upgrade.
- 5' Fiberglass tub/shower combo for guest bathrooms. 5' fiberglass soaker tub with 18" tile surround for master (plan specific on what tubs are included in master bath).
- Base cabinet layout per floor plan (unless otherwise specified) final design determined by Wrucks.
- Carpeted stairs for 2 story homes. Solid surface stairs are an upgrade.
- Mirrors (builder standard and discretion on size and placement, buyer can choose to provide these).
- ½ baths come with pedestal sink, (upgrade to add cabinet base/needs to include granite top).
- Granite or quartz countertops throughout
- Carpet in bedrooms, closets & hallways. LVP in Living room, Kitchen, Dining, Bathrooms and Laundry.
- Tile walk-in shower for master with fiberglass pan (plans specific) tile to ceiling.



BUILDER NEW CONSTRUCTION ADDENDUM

Address: _____

Legal: _____

This document becomes attached to and made a part of the Earnest Money Receipt and Agreement to Purchase between _____ the buyer(s), and _____ the seller(s), dated _____ covering the real property known as: _____

Any reference, in this Agreement to Purchaser, Homeowner or Buyer, shall be one in the same and refer to the Buyer as listed above.....

Buyers Initials

Buyer to provide builder with a 90% pre-qualification letter or proof of funds for cash offers within 3 days of fully-executed contract. The builder reserves the right to refuse buyer's lender.....

Buyers Initials

The estimated date of completion is only an estimate. The builder will make every effort to have the house completed on time. The builder is not responsible for any rate lock extensions, new rate locks, temporary housing, or any issues or costs with buyer's current house or rental. Many things can cause delays in construction: shipment delays, subcontractors, schedules, strikes, weather, frozen ground, utilities companies, acts of God, etc.....

Buyers Initials

All earnest money & notice to proceed funds are non-refundable and will be released to the builder immediately upon fully-executed contract.....

Buyers Initials

Buyer understands that the builder will order a construction appraisal for the construction loan purposes, buyer is responsible for the appraisal needed to secure buyers long term loan, if applicable. Buyer agrees to order appraisal upon request by builder and/or builder's licensee. In the event the appraised value comes in under the contract price, buyer agrees to pay the difference. This addendum shall supersede any FHA/VA amendatory clause, if applicable.....

Buyers Initials

Buyer to pay for all change or upgrade fees upfront (even if financing the amount of the change or upgrade). All changes & upgrades will be done by an amendment or change order form approved by buyer in BuilderTrend & accompanied by buyer's funds. Builder will not complete a change or upgrade until builder has received funds along with documentation.....

Buyers Initials

Checks for changes/upgrades made out to WM Construction LLC shall be provided to Craig Channer's office at Real Broker, LLC in Wasilla. Change/upgrade funds are non-refundable. Builder's prices for materials and/or labor are subject to change.....

Buyers Initials

Driveways have standard paving if included in contract, the builder's maximum standard driveway payment is \$4000. Any additional paving to be paid by the buyer prior to closing by cashiers check.....

Buyers Initials

Builder may substitute building materials (except buyer's selections & upgrades) of equal quality to maintain the schedule if necessary.....

Buyers Initials

Buyer understands all flyers, ads, MLS Listings, floor plans, & photos are used for marketing & information purposes only. Photos and plans used for marketing are similar and may show buyer-optional upgrades.....

Buyers Initials

If buyer(s) financing requires or buyer requests additional testing and/or inspections for the septic system, the cost will be at expense of the buyer.....

Buyers Initials

Buyer must be accompanied by their Realtor at all times when viewing the home. At no time should the buyer or buyers Realtor speak to, instruct, ask questions or any other form of communication directly to subcontractors while they are on site. Any information given directly to subcontractors on site will not be guaranteed by WM Construction and carries the risk it will not be completed.....

Buyers Initials

If the final sales price does not meet the appraised value due to the addition of closing costs and/or options added to the price of the home, the buyer agrees to pay cash for the difference or shortage prior to closing.....

Buyers Initials

Builder is not responsible for any lender inspections that are needed for buyers financing. This includes appraisal fees, appraisal updates, final inspection, or lender inspections. For escrow items, the seller will provide a building inspection PUR 102, once escrow work is complete. If the lender requires additional inspections to complete escrow release, that expense will be paid for by the buyer. Payment from the buyer should not hold up releasing of funds to the seller from the lender. The Lender has 14 days after receiving PUR 102 to release funds directly to the builder.....

Buyers Initials

Buyer may choose to have an independent inspection of the house. However, buyer understands & agrees that builder will only be required to make those changes required by code.....

Buyers Initials

Closing & recording will take place within 7 days of home completion. Completion of the house will be upon delivery of the final builder's package. If closing is delayed by the buyer or their lender, the buyer will be charged \$75 a day starting on the 8th day. Walk through, blue tape & punch list items are not a valid reason to delay closing. Buyer to place all utility accounts (gas, electric, water, sewer, refuse, as applicable) in their name 24 hours prior to closing, with the utility account start date to be no later than the day of recording. The provided Utility Sheet will need to be sent to the builder 24 hours prior to signing closing documents. Closing will not be approved without the Utility Sheet, and any delays of receiving the Utility Sheet may result in delay of closing fees.....

Buyers Initials

Builder completes final grade per code, signed off by a licensed building inspector, this is not landscaping grade. Completion date is determined by weather (ground conditions), building inspector, and utilities being buried. Landscaping is recommended after 1 year of ground settling. Builder is not responsible for any damage to fences , landscaping and/or materials caused by sinkholes. Builder is not responsible for lead times for utilities to be buried.....

Buyers Initials

Builder reserves the right to hold open houses until recording.....

Buyers Initials

Builder does not provide mail boxes, mail box keys, gutters, landscaping, or fencing. It is the buyer's responsibility to get gutters placed on the house to protect the house and the foundation from the rain after closing. Any damage resulting in not having gutters will not be covered under warranty.....

Buyers Initials

Escrow items shall be completed by July 15th, weather permitting. Builder is not required to provide a new survey if paving is done after closing. Buyer agrees to provide access for any interior and exterior items, up to and including moving cars, pets, or any exterior items out of the work area. Escrow work schedule cannot be changed by the buyer. Paving can be delayed while waiting for utilities to be buried. Builder has no control over when the utility companies bury the utility lines. Builder will contact buyer when escrow work is schedule for their house 2 days in advance (weather permitting, as weather can cancel paint and paving). If lender requires buyer's approval to release escrow holdback funds, the approval is to be made immediately by the buyer. Buyer must share a contact phone number on the escrow instruction sheet so the builder can reach them to schedule work. Any disagreements with escrow work is handled as warranty work, not as means to withhold escrow funds from Builder.....

Buyers Initials

All driveway overages will be due prior to closing, including escrowed paving to be completed the following spring. Escrowed paving will be estimated. These estimated costs will be applied to the paving invoice once completed. Any overpayments will be returned to buyer, any unpaid amounts from the estimate will be billed and due immediately once driveway is complete. Any additional paving the buyer requests will need to be done between buyer and paving contractor and paid directly to them.....

Buyers Initials

Any paving requests that change driveway dimensions from road right of way to property line will need an amended driveway permit/or a new permit from MSB. WM Construction will not be responsible for any changes done by homeowner after closing - if MSB does not approve driveway permit WM applied for due to any changes by homeowner from what WM installed, it will void the permit and will be at the expense of the buyer to apply for one. MSB requires a permit for every driveway or access installed in their road right of way.....

Buyers Initials

Purchase & Sale Agreement (PSA) Notes

\$10,000 minimum required for Notice to Proceed Funds. Earnest Money amount can be \$1,000 & Notice to Proceed amount can be \$9,000. Total amount released to builder must total \$10,000 unless negotiated otherwise. Both Earnest Money & Notice to Proceed Funds will be released to builder. Check will need to be made out to WM Construction, LLC.....

Buyers Initials

Title Company: Heather Billsborough with Stewart Title.....

Buyers Initials

Home Warranty will be Builder’s standard one year Warranty (no extra cost for buyer or seller unless the buyer wants to purchase an additional home warranty offered from a third party vendor).....

Buyers Initials

Home Inspector can be buyer’s choice, but must be mutually agreed upon by builder.....

Buyers Initials

Builder will provide an as-built survey at the foundation stage. Survey may not include decks, walkways, etc. If an updated survey is needed, buyer to cover cost of second survey. Lot lines, stakes, metal property corners can be buried or lost. Buyers expense to hire a surveyor to come back after closing to re-mark.....

Buyers Initials

The specifications in this builder’s book are binding unless specifically addressed in an amendment, addendum, or additional terms and conditions of the PSA.....

Buyers Initials

Builder New Construction Addendum is required to be signed and submitted with the New Construction Purchase & Sale Agreement (Contract will not be accepted without it.).....

Buyers Initials

Buyer’s Selections Process

Call each point of contact (noted on top of each selection sheet) for each vendor & schedule an appointment with them directly. Each vendor has packages available to keep within the allotted budget. They will advise you of which packages you can select from without adding any overage charges. No credits will be carried over, used, refunded or provided in any way for any item selections.

Buyers Initials

The standard paint selections are 2 paint colors interior (walls/trim), 3 paint colors exterior (body, accent, trim) & one color for front door. Trim only painted on front elevation (except roofline) and windows, doors around the other 3 elevations are painted body color. No credits are given for less colors chosen. White or light color houses are a QUOTE for additional paint needed to adequately cover exterior. The only brands accepted will be Sherwin Williams and Rodda.....

Buyers Initials

Any upgrade costs will be paid by Buyer(s) before order is made. Any major adjustments, orders, or upgrades will require a "Change Order Form" & builder meeting for approval.....

Buyers Initials

Buyer to be aware order changes and/or selection of items not in stock may cause additional costs associated with the build & push back completion date of your home. Ordering of non in-stock items will require approval by the builder prior to ordering. Please select in-stock items only.....

Buyers Initials

Selection sheets for in person vendor selections are provided as a courtesy for taking notes at vendors. Any questions regarding the Buyers Selections please contact Craig Channer at (907) 312-7600.....

Buyers Initials

Buyer agrees to make all selections as soon as possible (delays will cause a delay in closing). Buyer will make all selections with builder's vendors & designated point of contact. If buyer makes purchases other than through the builder's vendors, the builder will not warrant those items. Buyer is responsible for the warranty, delivery, & any damages to these additional item(s).....

Buyers Initials

Builder provides range, dishwasher, & microwave and/or range hood. Appliance allowance to be \$1900 total unless negotiated otherwise. Builder does not provide refrigerator, washer, or dryer unless negotiated otherwise, and cannot be delivered to job site until after recording.....

Buyers Initials

The electrical allowance is \$1.50 per square foot, based on the finished living area. This allowance excludes the garage and any other unfinished space.....

Buyers Initials

Orientation/Blue Tape Walk Through & Warranty Request Items

Items indicated by buyers during the blue tape walk through will be remedied by the builder in a reasonable amount of time up to 45 days after recording of the property. The Buyer's Realtor will provide the Builder's Realtor a list of items indicated during the blue tape walk through as soon as possible. At that time the builder will review the list for approval. If approved, the builder will schedule completion of these items.....

Buyers Initials

Any major home warranty items or unforeseen emergencies that are not controllable that come up after recording such as roof leaks, leaking fixtures, electrical problems etc. need to be remedied right away to be covered by the builder's warranty. If a major problem is discovered and the builder is not notified immediately this may cause the issue to not be covered under the builders warranty and repair expenses will be to expense of the buyer. Please contact your Realtor for any major issues so they can notify the builder immediately.....

Buyers Initials

Any minor home warranty items discovered after recording will need to be itemized on the list found on page title "Warranty Request Items" until the end of eleventh month after recording. That list will need to be submitted using BuilderTrend. If you do not have a BuilderTrend account, please email to Rose.WMConstructionLLC@gmail.com and WMConstructionLLC@gmail.com. Please do not call with warranty concerns as we require all items to be in writing. At that time the builder will schedule a time with the homeowners to have warranty items repaired. Be sure to provide the builder with the best contact number & email address.....

Buyers Initials

Buyer asserts receipt of a copy of this builder's book.....

Buyers Initials

Flooring Labor Warranty Disclaimer

The builder will cover flooring labor (including installation-related repairs or replacements) only within the scope of the one-year limited builder’s warranty, beginning from the date of recording, ending one year later.....

Buyers Initials

After the expiration of this one-year period, any and all flooring-related labor, including but not limited to repairs, reinstallation, or replacement due to defects, wear, or damage, shall be the sole responsibility of the buyer. The builder shall have no further obligation to cover or contribute to the cost of such services once the warranty period has ended.....

Buyers Initials

Buyers are encouraged to review the terms of the builder’s warranty in full and are responsible for maintaining their flooring in accordance with manufacturer guidelines.....

Buyers Initials

Materials

Your homes price is based on material pricing as of date of the Purchase Agreement. If material costs change due to price increases, shortage of supply, strikes or lack of availability, WM Construction LLC. reserves the right to increase prices accordingly. In the event of these increases, price is to be negotiated between WM and buyer. Parties shall have 3 days to negotiate the purchase price. If parties do not reach an agreement, the purchase agreement shall be terminated.....

Buyers Initials

Asphalt Driveways

Cracking in asphalt driveways is expressly excluded from warranty coverage. Such conditions are the result of ground movement, drainage conditions, and environmental factors that are beyond the control of the builder and the paving contractor. These conditions are common in Alaska and are considered normal behavior of asphalt surfaces.....

Buyers Initials

Commission

The Seller/Builder’s Commission Fee will be calculated based on the contract base price outlined in the PSA. The Seller/Builder’s Commission Fee will not include any upgrades that the buyer pays for out of pocket.....

Selling Licensee

Payment for Upgrades

If the buyer opts to add upgrades after contract signing, they will be required to provide funds to WM Construction immediately upon selection.

Buyers Initials

Accepted Payment Methods:

- Cash
- Check (Made out to WM Construction, LLC)
- Credit Card (3% fee, must call WM Construction to process)
- Wire Transfer (\$10 fee)

Buyers Initials

***VA/FHA Loans**

Any fees designated in the contract as the buyer's responsibility at closing will not be covered by the builder. It is essential to verify the maximum out-of-pocket expenses to ensure the loan accommodates all contractually agreed-upon costs. The builder is not obligated to accept additional charges arising from buyer loan requirements.....

Buyers Initials

Buyer signature: _____ Date: _____

Buyer signature: _____ Date: _____

Buyer phone number(s): _____

Buyer email(s): _____

Selling Licensee(s): _____ Date: _____

Seller/Builder signature: _____ Date: _____

Listing Licensee(s): _____ Date: _____

BUILDER’S ADDENDUM – ALASKA WATER WELL DISCLAIMER

This Addendum is incorporated into and made part of the Construction Agreement dated _____ between WM Construction (“Builder”) and _____ (“Buyer”) for the property located at _____.

1. No Guarantee of Water Quality, Quantity, or Output

Builder makes no representations or warranties, express or implied, regarding the quality, potability, chemical composition, or suitability of groundwater produced from any well installed on the property. Builder further makes no representations or warranties regarding the quantity, flow rate, recovery rate, or long-term yield of the well. Owner acknowledges that well performance may vary seasonally and over time.

2. Alaska Subsurface and Environmental Conditions

Owner acknowledges that groundwater availability and characteristics in Alaska are highly variable and dependent on natural conditions beyond Builder’s control, including but not limited to:

- Local geology and aquifer conditions
- Permafrost presence and thaw cycles
- Seasonal fluctuations, freezing conditions, and recharge variability
- Nearby wells and groundwater usage

These factors may significantly affect water availability and quality both immediately and in the future.

3. Regulatory Compliance

Builder agrees that well installation will be performed in accordance with applicable regulations and standards of the Alaska Department of Environmental Conservation (DEC) in effect at the time of construction.

However, compliance with such regulations does not constitute a guarantee of water quality, quantity, or suitability for any specific use.

4. Testing and Treatment Responsibility

Owner is solely responsible for:

- Conducting water quality testing in accordance with recommendations from the Alaska Department of Environmental Conservation
- Determining potability and suitability for intended use
- Installing, operating, and maintaining any necessary water treatment systems (including filtration, disinfection, or iron/manganese removal)

5. No Liability for Well Performance or Water Conditions

Builder shall not be liable for:

- Insufficient water production or well failure
- Changes in groundwater conditions after installation
- Contamination from natural or external sources
- Freezing, mechanical failure, or environmental impacts affecting the well

6. Licensed Well Drillers and Reporting

If a licensed well driller is engaged, Owner acknowledges that:

- The driller is responsible for well construction logs and reporting as required by the State of Alaska
- Builder does not guarantee the work of independent subcontractors beyond contractual obligations

7. Owner Acknowledgment of Risk

Owner understands that private wells in Alaska are inherently uncertain and may require ongoing maintenance, seasonal adjustments, or supplemental water solutions. Owner assumes all risks associated with the well’s performance and water characteristics.

8. Entire Agreement

This Addendum supersedes any prior statements or representations regarding the water well and may only be modified in writing signed by both parties.

Buyer signature: _____ Date: _____

Buyer signature: _____ Date: _____

Selling Licensee(s): _____ Date: _____

Seller/Builder signature: _____ Date: _____

Listing Licensee(s): _____ Date: _____



GOOD ATTITUDE AGREEMENT

Legal Address

Buyer Name(s)

At WM Construction, we're dedicated to building quality homes for all our buyers. We believe that a positive attitude makes a huge difference, whether it's from our employees, agents, subcontractors, vendors, or our buyers. A great attitude helps keep the process stress-free and makes building your new home an enjoyable experience!

We've been privileged to build homes for our clients over the past 30 years, and one thing we've learned for sure is that there will always be a few surprises along the way in any new construction project. Whether you're buying a home that's already built or one that's being custom-built for you, it's impossible to know exactly what might come up during the process. Unexpected changes can happen, such as updates to building codes, discontinued products or colors, shipping delays, changes in subcontractor schedules, lender issues, or even weather-related setbacks. But if we all expect a little unpredictability, it becomes much easier to work together and find solutions when something unexpected arises. By keeping a positive attitude, the process becomes much smoother, and we can tackle any challenges that come our way!

Please keep in mind that your plans and contract are the official documents that guide the construction of your home. If something isn't listed in these documents, even if it was discussed in a builder's meeting, it won't be included. It's important that your agent ensures everything you want is clearly written in the documents, and for the builder to agree to them. Take the time to carefully review the contracts and plans, and don't hesitate to ask questions or point out any errors you find. If the builder provides an estimated price for a change or upgrade, please remember that this is just an estimate and not the final price. It's always best to double-check, as anything discussed will only be part of your build if it's documented in your contract. It's the responsibility of both the buyer and the buyer's agent to ensure that any changes or upgrades are recorded in the PSA, addendum, or change order form.

We know that making selections for your build can feel like it happens quickly, and sometimes it might catch you at a time when you're not quite ready or comfortable (like during vacations, holidays, or busy work schedules). To help keep everything on track, we've got a fantastic team here at WM Construction, and we use the Buildertrend app, which allows you to make selections anytime and from anywhere. This also includes the teams at Wrucks, Browns Electric, Alaska GK, and Allen and Peterson.

During the three walkthroughs (lot walkthrough, electrical, and trim), you'll need to make some decisions on the spot. This is all to keep the build moving forward as smoothly as possible. Delayed decisions can slow things down and may result in additional costs if changes are made after the work has already been completed. We set deadlines out of respect for getting you into your new home as

quickly as possible. While those deadlines may seem strict, they are crucial to keeping the schedule on track, as we can't pause construction while waiting for a selection to be made.

Please don't hesitate to ask any questions you might have throughout your build. Your realtor should be able to guide you on most things related to new construction, but if you have specific questions, we're here to help! Feel free to reach out through Buildertrend anytime. We want to make sure you're informed and comfortable every step of the way, no matter how big or small your question may seem.

With Buildertrend, you can send messages directly to Rose, Mike, or Craig, and they'll get back to you as quickly as possible. We're always here to support you!

While we do our best to avoid mistakes, they can sometimes happen, as building a home involves a lot of moving parts and coordination between WM Construction, our subcontractors, and vendors. But remember, we're all on the same team, working toward the same goal: to build you a quality home. If an issue does arise, we promise to be transparent and sincere in addressing it. A positive attitude, even in challenging situations, really helps us work together to find a solution.

We ask that all conversations remain respectful as we work through any issues, so we can reach the best resolution. Our goal is always to have meaningful communication with you throughout the entire building process. Sometimes, challenges may come up with selections or the vision of the finished product. If that happens, WM Construction will work with you to propose a solution, which could include additional costs.

We believe that respectful communication is key, and we respond best to that. Threats, blaming, yelling, or negative posts on social media don't help solve problems, and we're sure you'd agree. Let's keep the lines of communication open and work together to make your homebuilding experience as smooth as possible.

We completely understand how exciting it is to watch your home come together, and we encourage you to check on the progress of your build! However, for insurance and liability reasons, **your realtor must be with you whenever you visit the property**, as stated in your signed builder's addendum. There will also be times during the build when the doors are locked. Just because they may be unlocked doesn't mean you can enter the property.

Your realtor is there to work for you and is happy to schedule walkthroughs for you to see the progress. **Please coordinate with your agent to set up those site visits**, and we'll be sure everything is in place for your safety and peace of mind.

For everyone's safety, WM Construction cannot allow children or pets on the construction site. We also cannot be held responsible for any injuries that may occur on an active construction site. Additionally, for liability reasons, anyone who is under the influence of medication, alcohol, or other substances should not enter the site. If we notice that someone is under the influence, we'll kindly ask to reschedule the site visit and conduct it virtually instead.

Please understand that this is not meant to be intrusive or disrespectful—it's simply to ensure the safety of both our buyers and our team members. Thank you for your cooperation!

Please avoid speaking directly with our subcontractors on-site and refrain from holding them up while they perform their work. Subcontractors are not able to answer questions about pricing or any other concerns. If you have any questions, please direct them to WM Construction, as we handle all pricing for upgrades or changes.

If you notice any issues during a site visit, please let us know so we can address them properly. We want to make sure everything is taken care of and stays on track for your build!

If at any point you feel that building your home is becoming more stressful than enjoyable, we encourage you to take a step back and consider whether another builder might be a better fit for you. If you feel that the timeline should revolve around your schedule instead of ours, perhaps another builder can better accommodate your needs. If maintaining a positive attitude, even in challenging situations, is difficult, it might be worth exploring other options.

We understand that not every builder is the right match for every person, and our goal is to ensure your homebuilding experience is as smooth and positive as possible. However, that can't be achieved through constant arguments or complaints without solutions. We're here to help, but if our approach doesn't align with your expectations, we want to make sure you have the best experience possible with the right builder for you.

At WM Construction, we take immense pride in the work we do and the homes we build. With your collaboration and positive support, we're confident that together we can create a wonderful home for you. A great building experience is absolutely possible, and we're excited to be a part of this journey with you!

Date

Date

Buyer

Builder

Buyer

Listing Agent

Selling Agent 1

Selling Agent 2

NOTICE OF POTENTIAL CLAIMS

Address: _____

Legal: _____

This document becomes attached to and made a part of the Earnest Money Receipt and Agreement to Purchase between _____ the buyer(s), and _____ the seller(s), dated _____ covering the real property known as: _____

Notice of Potential Claims Must be Provided Within One Year.

Alaska law at AS 09.45.881 - 09.45.899 contains important requirements that you must follow before you may file a court action for defective design, construction, or remodeling against the designer, builder, or remodeler of your home. Within one year of the discovery of a design, construction, or remodeling defect, before you file a court action, you must deliver to the designer, builder, or remodeler a written notice of any design, construction, or remodeling conditions you allege are defective in order to provide your designer, builder, or remodeler with the opportunity to make an offer to repair or pay for the defects. You are not obligated to accept any offer made by the designer, builder, or remodeler. There are strict deadlines and procedures under state law, and failure to follow them may affect your right to file a court action. Alaska law at AS 09.45.895 contains limitations to the amount of damages that may be recovered in a court action for defective design, construction, or remodeling.

Buyer Initials

Buyer Printed Name: _____

Buyer signature: _____

Date: _____

Buyer Printed Name: _____

Buyer signature: _____

Date: _____

Seller/Builder signature: _____

Date: _____