

Harvell Construction, Inc.  
 755 Road 12  
 Powell, Wyoming  
 82435

Buyer Specifications/All Home Models

<u>Item</u>	<u>Specification</u>
Foundation	<ul style="list-style-type: none"> <li>- Slab on Grade w/ Concrete footing system w/rebar and structural concrete to code.</li> <li>- Or</li> <li>- Concrete footing system w/rebar and structural concrete to code.</li> <li>- 6" Nudura ICF stem walls to code w/ rebar and structural concrete per manufacturers specifications.</li> <li>- Stego Crawl Conditioned Crawlspace to Code.</li> </ul>
Rough Structure	<ul style="list-style-type: none"> <li>- 10' or 9' Nudura ICF exterior walls (see Package)w/ rebar and structural concrete per manufacturers specifications.</li> <li>- Interior framing, 10' Conventional Lumber or Weyerhaeuser 2x4 LSL studs and plating ,2x6 LSL where plumbing is present or conventional lumber.</li> <li>- Floor system is TJI engineered joist with ¾ OSB T &amp; G sub floor.</li> </ul>
Roof Structure	<ul style="list-style-type: none"> <li>- Pre-Engineered Trusses or TJI Roof System, 7/16" roof sheathing.</li> <li>- Malarkey architectural shingles. Minimum 30 yr. warranty</li> <li>- Synthetic shingle underlayment.</li> </ul>
Exterior Finishes	<ul style="list-style-type: none"> <li>- Engineered Wood Siding either prefinished or painted.</li> <li>- Fiber Cement Siding either prefinished or painted.</li> <li>- Versetta stone</li> <li>- <b>All Exterior Finishes Per Plan.</b></li> </ul>
Windows	<ul style="list-style-type: none"> <li>- Pella Patio Door and Window Package, Architectural Series or Lifestyle series (Package Specific)</li> <li>- Aluminum Clad w/ Wood interior, finishes per owner or Contractor choice.</li> <li>- Limited Lifetime Warranty Per Pella Warranty Specs.</li> <li>- <b><u>Colors Must Be Chosen from Pella Studio Choices.</u></b></li> </ul>
Entry Door	<ul style="list-style-type: none"> <li>- Entry Doors to be either Pella, Waudena or of similar Makeup, Door may also be of Solid Wood for Aesthetic Appearance. 6'8" Height. (Package Specific)</li> </ul>

Interiors Doors	<ul style="list-style-type: none"> <li>- Per Owners Choice Painted, stained or of Natural Finish w/ 6'8" Height</li> <li>- Solid Core.</li> <li>- Hollow Core.</li> <li>- (Package Specific)</li> </ul>
Insulation	<ul style="list-style-type: none"> <li>- Crawl space and Exterior Walls, Nadura ICF Construction 5 ¼" Closed Cell Foam R24, Total R-Value including 6" Concrete Thermal Mass Estimated at R 38-50.</li> <li>- Cellulose Blown Insulation R49/ to Code.</li> </ul>
Drywall	<ul style="list-style-type: none"> <li>- All Ceiling drywall is 1/2"</li> <li>- All Wall drywall is ½"</li> <li>- Finishes are Level 5 or Choice of Texture.</li> <li>- (Package Specific)</li> </ul>
Specialty Finishes	<ul style="list-style-type: none"> <li>- Where applicable all interior beams to be authentic or either simulated per owner or contractor discretion.</li> <li>- Shiplap, Barnwood or other specialty walls to be determined by owner package or contractor.</li> <li>- Master Beds and Living Areas do have either vaulted or trayed ceilings, these areas will receive specialty finishes per owner package or contractor choice.</li> <li>- (Package Specific)</li> </ul>
Painting	<ul style="list-style-type: none"> <li>- Interior Paint colors will be chosen by owner or contractor.</li> <li>- Paint will be of exceptional quality, contractor reserves the right to choose brand for performance and warranty purposes.</li> </ul>
Cabinetry	<ul style="list-style-type: none"> <li>- Full Cabinet Packages for Kitchen, Bath and Laundry areas.</li> <li>- Cabinet Construction to be Plywood or other, (package specific.)</li> <li>- Custom Finishes and Colors to be determined either by owner or contractor.</li> <li>- Some Kitchens may receive open shelving designs per owner or contractor choice.</li> <li>- Concrete, Quartz, Granite, Butcher Block or other countertop surfaces available per owner and contractor agreement.</li> <li>- (Package Specific)</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>- Bedrooms Carpet or other.</li> <li>- Master Bedroom, Carpet, Hardwood, Luxury Vinyl Plank or Tile.</li> <li>- Living and Kitchen Areas, Hardwood, Luxury Vinyl Plank or Tile.</li> <li>- Bathrooms and Laundry, Hardwood, Luxury Vinyl Plank or Tile.</li> <li>- Mechanical room to be determined.</li> <li>- All flooring will be agreed upon and determined by owner and contractor agreement.</li> <li>- (Package Specific)</li> </ul>

Trim	<ul style="list-style-type: none"> <li>- All trim will be MDF or Wood, paint or stain grade depending upon desired aesthetics for the home. (Package Specific)</li> </ul>
Appliances	<ul style="list-style-type: none"> <li>- Range/Oven, DW, Ref, Microwave.</li> <li>- Quality of Appliances to be determined between owner and contractor per owners package choice and owner/contractor agreement for the build.</li> <li>- (Package Specific)</li> </ul>
Fireplace	<ul style="list-style-type: none"> <li>- Gas fireplaces will be standard, wood fireplaces are available at owner request but must be part of the owner/contractor agreement.</li> <li>- (Package Specific)</li> </ul>
Landscaping/Fencing	<ul style="list-style-type: none"> <li>- Not provided by contractor/ Buyer is responsible for these items..</li> </ul>
Special Notes	<p><b>All Interior finishes, appliances or any other specialty items included herein are determined and subject to the purchase price package chosen. Package choice to be determined at the time of the owner/buyer and contractor reaching a contractual agreement.</b></p> <p><b>If the home has been completed then all finishes are as is.</b></p> <p><b>Any Items that are not specifically included in the buyers package choice will be an additional cost above the purchase price.</b></p> <p><b>All exterior color choices must be contractor approved.</b></p>