

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">- Slab on Grade to code.
Rough Structure	<ul style="list-style-type: none">- 10' or 9' Nudura ICF exterior walls (see Package)w/ rebar and structural concrete per manufacturers specifications.- Interior framing, 10' Conventional Lumber or 2x4 LSL studs and plating ,2x6 LSL where plumbing is present or conventional lumber.- 2nd Story Floor systems are TJI engineered joist with ¾ OSB T &G sub floor.
Roof Structure	<ul style="list-style-type: none">- Pre-Engineered Trusses or Conventional framed roof structure, 7/16" roof sheathing.
Exterior Finishes	<ul style="list-style-type: none">- Engineered Wood Siding either prefinished or painted.- Fiber Cement Siding either prefinished or painted.- Versetta stone <p>All Exterior Finishes Per Plan. All exterior color choices must be contractor approved.</p> <ul style="list-style-type: none">-
Windows	<ul style="list-style-type: none">- Pella Patio Door and Window Package, (Home Package Specific)- Limited Lifetime Warranty Per Pella Warranty Specs.- <u>Colors Must Be Chosen from Pella Studio Choices.</u>
Entry Door	<ul style="list-style-type: none">- Entry Doors to be either Pella, Waudena or of similar Makeup, Door may also be of Solid Wood for Aesthetic Appearance. 6'8" Height. (Home Package Specific)
Interiors Doors	<ul style="list-style-type: none">- Per Owners Choice Painted, stained or of Natural Finish w/ 6'8" Height- Solid Core.- Hollow Core.- (Home Package Specific)

Insulation	<ul style="list-style-type: none"> - Exterior Walls, Nadura ICF Construction 5 ¼” Closed Cell Foam R24, Total R-Value including 6” Concrete Thermal Mass Estimated at R 38-50. - Attic Cellulose Blown Insulation R49/ to Code.
Drywall	<ul style="list-style-type: none"> - All Ceiling drywall is 1/2” - All Wall drywall is ½” or 5/8” per code. - Finishes are Level 5 or Choice of Texture. - (Package Specific)
Specialty Finishes	<ul style="list-style-type: none"> - Where applicable all interior beams to be authentic or either simulated per owner or contractor discretion. (Home Package Specific) - Shiplap, Barnwood or other specialty walls to be determined by owner package or contractor. - Master Beds and Living Areas do have either vaulted or trayed ceilings, these areas will receive specialty finishes per owner package or contractor choice. - (All Specialty Finishes are Home Package Specific and will dictated by Owner Allowance/Budget)
Painting	<ul style="list-style-type: none"> - Interior Paint colors will be chosen by owner or contractor. - Paint will be of exceptional quality, contractor reserves the right to choose brand for performance and warranty purposes.
Cabinetry	<ul style="list-style-type: none"> - Full Cabinet Packages for Kitchen, Bath and Laundry areas. - Cabinet Construction to be Plywood or other, (All Cabinetry to be Home Package Specific and will be dictated by Owner Allowance/Budget) Custom Finishes and Colors to be determined either by owner or contractor. - Some Kitchens may receive open shelving designs per owner or contractor choice. - Concrete, Quartz, Granite, Butcher Block or other countertop surfaces available per owner and contractor agreement. - (Home Package Specific and will be dictated by Owner Allowance/Budget)

<p>Flooring</p>	<ul style="list-style-type: none"> - Bedrooms, Carpet or other. - Master Bedroom, Carpet, Hardwood, Luxury Vinyl Plank or Tile. - Living and Kitchen Areas, Hardwood, Luxury Vinyl Plank or Tile. - Bathrooms and Laundry, Hardwood, Luxury Vinyl Plank or Tile. - Mechanical room to be determined. - All flooring will be agreed upon and determined by owner and contractor agreement. - (Home Package Specific and will be dictated by Owner Allowance/Budget))
<p>Trim</p>	<ul style="list-style-type: none"> - All trim will be MDF or Wood, paint or stain grade depending upon desired aesthetics for the home. (Home Package Specific and will be dictated by Owner Allowance/Budget))
<p>Appliances</p>	<ul style="list-style-type: none"> - Range/Oven, DW, Ref, Microwave. (Home Package Specific and will be dictated by Owner Allowance/Budget) - Quality of Appliances to be determined between owner and contractor per owners package choice and owner/contractor agreement for the build. - (Home Package Specific and will be dictated by Owner Allowance/Budget))
<p>Fireplace</p>	<ul style="list-style-type: none"> - Gas fireplaces will be standard, wood fireplaces are available at owner request but must be part of the owner/contractor agreement. - (Home Package Specific and will be dictated by Owner Allowance/Budget))
<p>Landscaping/Fencing</p>	<ul style="list-style-type: none"> - Not provided by contractor/ Buyer is responsible for these items.. - Landscape and Fencing packages are offered by Harvell Construction Inc. but are not included in the purchase of the home, unless specifically stated in contract.
<p>Special Notes</p>	<p>If the home has been completed then all finishes are as is.</p> <p>A Custom Spec Sheet will be provided to Buyer after product selections are made. All Interior finishes, specialty finishes, appliances or any other specialty items included herein are determined and subject to the buyers budget/ allowance and the final spec sheet.</p>

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