Printed: Oct 16, 2026
4131 26th St Nw Ste 2, Rochester, MN 55901-8342
Phone: 5075291161

Specification

Job: HVS-008-035 Harvest 8th Model 3-5
Address: 5741 Lavender Ave NW, Rochester, MN 55901

100. Project Information

Specifications to build a single family home for:

- Harvest 8th Model 3-5
- 5741 Lavender Drive NW Rochester
- 1,774 sq. ft. slab with a 3 car garage
- Bigelow Homes LLC is the Minnesota licensed contractor
- License # BC431673
- Materials of similar type and quality may be substituted without notice to or consent of Buyer, as long as such change or substitution shall not substantially alter the character of the home or reduce the value thereof.

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101. Preliminary Costs

Lot:

- Legal Description:
  Lot 3, Block 5, Harvestview 8th

Building Permit:

- Builder shall complete permit applications and make submissions to municipality for all building and mechanical permits required.
- Builder and Builder's subcontractors are responsible for completing all required inspections.

Plan Fees:

- Builder will provide all building plans and site plan.

Utilities:

- Builder will provide and install hookups for city water and sewer
- Builder will coordinate with Minnesota energy to have gas service installed
- Builder will install electric service
- Builder will pay for all utilities during the construction period
- Buyer is responsible to have all utilities switched into their name and will be responsible for all costs after closing

Construction Loan:

- Builder will provide construction loan financing

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103. Mechanicals

Plumbing:

Kitchen – Furnish & Install

- Black Moen single handle, pull-out spray kitchen faucet.
- InSinkErater 1/3 HP Badger 1 food waste disposer.
- Install provided dishwasher.
- Install icemaker box and make final connection to the appliance.

Laundry Room – Furnish & Install

- Washing machine box with trim ring. Final connection to the appliance by others.

Full Bathroom – Furnish & Install

- Black Moen single handle, centerset lavatory faucet.
- White toilet with seat.
- White 60x33 one piece fiberglass tub and shower unit.
- Black Moen single lever handle tub and shower faucet.

Master Bathroom – Furnish & Install

- Black Moen single handle
- White toilet with seat.
- Chrome Moen single lever handle shower faucet.

Misc. Plumbing

- Bradford White 40 gallon power vent water heater.
- Gas piping for furnace, water heater and Range
- (2)Woodford wall faucets installed on the exterior of the home.
- Vented floor drain in utility room for mechanical equipment.
- Insulate hot water distribution piping per energy code.
- Plumbing and gas piping permits included.

Electrical:

The following is the electric specs for a slab house. All wiring will be done to code and we will provide wiring for the following:

- 150 Amp electric service
- Electric range
- Electric dryer
- Dishwasher
- Space-maker microwave
- 2 Smoke detectors
- 1 Smoke/co detectors
- 1 Doorbell kit
- Central air
- Temporary power for construction
- Laundry circuit
- Furnace circuit
- 3 lights in the garage
- 4 low voltage data
- See Lighting Plan for lighting layout
- Permit fees

We will provide the smoke detectors, doorbell kit, and all porcelain lights. We will also provide the light blocks. All other lighting is the responsibility of the owner.

HVAC:

- 1 Carrier 96% High Efficiency Two-Stage Furnace
- 1 Carrier 13 SEER Air Conditioner
- 1 Ecobee Digital Programmable Thermostat
- 2 Broan QTXE Ultra Quiet Fans
- All Supply and Return Duct on Main Level
- 1 Aeroseal Duct Sealing performed on entire system
- 1 ERV Air Exchanger
- 1 Dryer Vent Rough In (Final Connection to be made by others)
- 1 Range Vent Rough In (Includes hanging micro or hood at finish)
- 1 Fresh Air into Mechanical Room per Code

Radon:

- Provide and install 4" radon pipe from below concrete slab through roof
- Radon vent pipes shall provide enough space around the pipe for future installation of a fan system
- Connect radon pipe to drain tile under the concrete slab
- Identify radon vent pipe with at least 1 label on each floor
- Insulate radon pipes routed through unconditioned space

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102. Excavation, Foundation, and Rough Structure

Excavation, Sewer and waterlines, Back fill:

- All necessary excavating and rough grading according to the approved site and grading plan.
- City Sewer and Water hookups
- Erosion Control - silt fence and stabilized construction driveway
- Install Gravel under the basement slab for passive radon system

Footings and Foundation:

- Concrete footings and concrete block walls
- See plan for foundation details

Foundation Insulation:

- 2" (R-10) Extruded Polystyrene foam insulation installed on the exterior of the foundation.
  Treated plywood ribbon board covering the Foam above grade

Lumber:

- 2" x 6" exterior walls with 7/16" sheathing
- 2' x 4" interior partition walls
- Housewrap to protect against water and air infiltration
- Engineered roof trusses with energy heel
- 1/2" Roof sheathing
- 2" x 6" sub-fascia
- Anderson 100 Series Windows with Low E glass
- Insulated front door and garage entry door with deadbolt lock
- Pan Flashing for all exterior doors
- 1/2" Sheetrock for all walls and 5/8" on the ceilings
- MDF Flat casing and base
- Paintable panel interior doors

- Schlage locksets on interior and exterior doors

Framing Labor:

- Frame all interior and exterior walls with exterior sheathing
- Set roof trusses and sheath
- Install house wrap on house and garage walls
- Tilted window sills and pan flashing on all windows and doors
- Install drip cap on all horizontal members on the exterior of the home and integrate it into housewrap
- Install all windows, exterior doors and install locksets
- Deposit all debris in provided dumpster and stack all excess lumber for returns

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104. Exterior Finishes

Roofing:

- Provide and install laminated shingles with a minimum of 30 year warranty
- Install per manufacturer specifications
- Install underlayment and all required flashings and kickouts
- Install ice and water shield from eves to a point 24" inside exterior wall

Exterior Concrete:

- Install 4" thick concrete drive drive, front and rear porch slabs, concrete walks, and city sidewalk

Garage Door:

- Provide and install steel insulated white garage doors with vinyl interior
- Provide and install garage door opener on the 16' door
- Provide and install Keypad for the opener and 2 remotes

Siding:

- Provide and install LP Smartside on the front and Vinyl siding balance
- Provide and install aluminum soffit and steel fascia
- Install flashings on all exterior penetrations

Exterior Paint:

- All exterior doors painted with Sherwin Williams paint
- Trim boards, door jambs and siding on the front painted with Sherwin Duration paint

Construction Site Clean Up:

- Removal of all construction debris

Exterior Stone:

- Per Plans

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105. Interior Finishes

Basement Floor:

- 4" Concrete floor
- Install 6 mil vapor barrier between gravel and Concrete for radon system

Garage Floor:

- 4" Thick concrete garage floor
- Reinforced with 1/2" rerod

Insulation:

- Provide and install: R-21 Fiberglass batt and poly for all exterior house walls
- R-11 Fiberglass batt and poly for exterior garage walls
- R-49 Blown fiberglass and poly for house attic (16.75" average depth)
- Foam chutes at truss heal for attic ventilation
- Foam, caulk and seal all penetrations and seams in the vapor barrier
- The home will be required to pass a blower door test with a maximum of 3 ACH50

Fireplace:

- Kozy-Heat SP41-L fireplace unit (includes fan and remote)
- Fireplace mantle comes from the cabinet supplier

Drywall Insulation and Taping:

- Install Sheetrock and tape with walls taped flat and sanded
- Ceilings sprayed with Knockdown texture
- Interior of Closets textured with orange peal texture
- Garage walls and ceiling are sheetrocked (Taping and painting not included)

Closet Shelving and Mirrors:

- Wire Shelving system in each closet, pantries and linen closets with 4 rows of shelving
- Custom closet layouts by request
- Flat mirrors for all vanities

Trim Labor:

- Install all interior millwork and doors
- Install base shoe on LVP floors in Kitchen, Dining, and living room
- Install all interior door hardware

Interior Paint:

- Prime all walls
- Paint ceilings with Flat white paint (Rucco ceiling color)
- 2 Coats of washable Sherwin Williams Cashmere Low Luster Paint (1 Color, additional $150 per color change)
- Painted Trim and interior doors with Sherwin Williams pro classic acrylic enamel paint

Final Clean:

- Final clean before closing

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106. Allowances

Flooring: $21,000.00

- Buyers have an allowance for the Flooring. Buyers will meet with Builders flooring contractor to make selections and discuss options for the flooring. The buyers will approve the final price on the flooring and agree to pay any amount in excess of the allowance. If the final price is less than the allowance that amount will be credited to the buyer.

Cabinets and Tops: $23,500.00

- Buyers have an allowance for the Cabinets and tops. Buyers will meet with Builders cabinet contractor to make selections and discuss options.
  The buyers will approve the final price and agree to pay any amount in excess of the allowance. If the final price is less than the allowance that amount will be credited to the buyer.

Appliances: $4,200.00

- Buyers have an allowance for the appliances. Buyers will meet with Builders appliance supplier to make selections. The buyers will approve the final price on the appliances and agree to pay any amount in excess of the allowance. If the final price is less than the allowance that amount will be credited to the buyer.

Electrical Fixtures: $3,000.00

- Buyers have an allowance for the electrical fixtures. Buyers will meet with Builders lighting supplier to make selections. The buyers will approve the final price and agrees to pay any amount in excess of the allowance. If the final price is less than the allowance that amount will be credited to the buyer.

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107. Exterior Site Work

Final Grade:

- Final grade lot to meet grading plan requirements

Landscaping:

- Edging and rock installed in the front yard
- Landscaping installed in front of the home
- Boulevard trees provided by the City of Rochester

Sod:

- Sod entire lot
- (All watering is the responsibility of the home owner)

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108. Closing Costs and Warranty

Closing Costs:

Builder will provide for the following closing costs:

- Prepare and deliver warranty deed to buyers closing agent
- Transfer tax for recording the deed
- Recording fees for the mortgage release
- Commission fees to realtors

Any additional closing fees are the buyers responsibility

Warranty:

Your Bigelow Homes representative will walk through your new home with you prior to closing, making notes on items that require attention and answer any questions you may have. At this walk through, we will review your Electronic Homeowner's Manual and explain the electronic portal for you to submit warrantied work orders. This Homeowner's Manual is your personal guide to homeowner maintenance and warranty issues and is designed to be a reference source for the life of your home. Bigelow Homes is committed to our mission as a homebuilder and in support of that we offer a full-time service department as a contact source, for you the Homeowner.

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109. Home Building Process Guide:

Lumber:

- LUMBERYARD MEETING
  Destination Building Center
  714 County Rd 3 NW
  Byron, MN 55920
  507.775.9977 (Dan Johnson)
  You will need to make an appointment with Dan. His hours are Monday through Friday 7:30 to 5:30. This will ensure you a speedy process. Please bring your blueprint and specifications with you.

Plumbing:

- PLUMBING FIXTURES
  Ferguson Supply
  3210 Prow Lane NW
  Rochester, MN 55901
  507.292.9233
  PLUMBING CONTRACTOR: ACTION PLUMBING
  Your plumbing fixtures are listed in your Specifications. Our plumbing contractor supplies these plumbing fixtures for your new home. If you would like to change any of these fixtures, you can do so at Ferguson Supply, the quote change will come from our plumber. There may also be an additional charge from the plumber if the upgraded fixture requires more labor to install. We will not install or warranty homeowner bought plumbing fixtures!

Flooring, Cabinets, and Cabinet Tops:

- Tile Superstore & More (Lori Miller-Beach)
  2411 7th Street NW
  Rochester, MN 55901
  507.424.5607
  507.951.2110

  When you set up an appointment with a Tile Superstore cabinet representative you will need to select the tops for your cabinets and vanities also.

Appliances:

- APPLIANCES
  Appliance Village
  2227 18th Avenue NW
  Rochester, MN 55901
  507.281.2078
  If the contract includes an appliance allowance, you may charge these selections to Bigelow Homes. Our plumber and electrician will provide the installation of the dishwasher. Our heating company will also install your micro-hood. The hookup or installation of all other appliances is your responsibility. If your refrigerator has an icemaker, we can run a water line to it and hook it up. This is an additional $125.00. If this is not included in your contract, you need to contact our office and let us know this before the plumbing is roughed in.

Electrical Fixtures:

- LIGHTING & ELECTRICAL
  Haley Lighting (Valerie Rabe)
  3708 Broadway Ave North
  Rochester, Mn 55906
  507.252.8376
  Before doing the electrical wiring on your home we will need a lighting layout. Your lighting salesperson will make a copy of your plan to do this. Your Bigelow Homes job supervisor will call you to schedule a lighting and pre-sheetrock walkthrough at your new home. Bring the lighting plan with you. At this walkthrough we will talk about your lights, outlets, switches, phone, and cable locations. The number of light fixtures, switches, and outlets are based on the State Building Code. This will include an outlet on every wall over 6', and two on walls in excess of 12'. If you purchase and/or deliver any of the light fixtures on your own, they must be marked as to where you wish to have them installed. Light bulbs should be attached to the box. All light switches, outlets, phone and TV jacks will be white unless otherwise specified to Bigelow Homes.. It will be your responsibility to contact the phone company and have service connected to the home. This should be done at least two weeks before your scheduled closing date. As soon as the phone company connects to the wire we have installed on the exterior of the home, your phone jacks will operate. The electrician will also install a blank cover over the cable roughins. You will need to contact the cable company to connect your cable service and provide the interior cable jacks.

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110. Signature Page

Contract Price: $ 525,000.00

_____

(Buyer)

_____

(Buyer)

_____

(Builder)