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

Specification

Job: HVS-008-062 Harvest 8th Model 6-2
Address: 5626 Lavender Drive NW, Rochester, MN 55901

100. Project Information

Specifications to build a single family home for:

- Harvestview 8th Model 6-2
- 5626 Lavender Drive NW Rochester
- 1,457 sq. ft. home 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 6, Block 2, Harvestview Eighth

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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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
- Install Drain tile around foundation perimeter and cover it with gravel with a fabric protection

Footings and Foundation:

- Wood Foundation (See plan for details)

Lumber:

- Wood foundation with 2x6 treated walls
- 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 wood foundation
- 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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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 (Main and Lower)– Furnish & Install

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

Master Bathroom – Furnish & Install

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

Misc. Plumbing

- Bradford White 40 gallon power vent water heater.
- Gas piping for furnace, Gas range, and water heater
- (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
- 7 Siding blocks
- Central air
- Temporary power for construction
- Laundry circuit
- Furnace circuit
- See attached lighting plan
- 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
- 3 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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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:

- Cultured 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 foundation and 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: $26,275.00

- Buyers have an allowance for the Cabinets and tops. Buyers will meet with Builders cabinet contractor to make selections and discuss options for the flooring.
  The buyers will approve the final price on the cabinets 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: $4,000.00

- 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: $

- 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

Sod:

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