Quote and Spec Sheet - Hyrax Element

General overview of the UNFINISHED model without utilities and without finished interior:

- **Description** - The Hyrax Element
- **Dimensions** - 10’w x 18’l x 11’h, trim to trim, includes 2’ porch
- **Build platform** - Custom tube steel build platform
- **Roof style** - Offset gable, Tuff-Rib metal roofing
- **Siding** - LP SmartSide painted board and batten siding and trim. Accent stripe over large window in LP SmartSide board and batten
- **Windows** - Name brand vinyl windows with white frames and screens

Total unfinished base model price: **$18,500**

There are two base models to choose from to fit your needs:

- **UNFINISHED** - Minimal unfinished base model. Finished exterior but power, wiring, outlets, lighting, HVAC, insulation and interiors are NOT included. Stud walls, exposed rafter ceiling, and subfloor decking. No insulation.
- **FINISHED** - Get the Element fully completed and fully finished on the inside. Ready for you to turn on the lights. Heated and cooled with Mini Split HVAC.

Read on to see pricing and details for the finished base model

Unfinished base model pricing - **$18,500**

www.windrivertinyhomes.com/elements
Quote and Spec Sheet - Hyrax Element

General overview of the FINISHED base model:

- **Description**: The Hyrax Element
- **Dimensions**: 10’w x 18’l x 11’h, trim to trim, includes 2’ porch
- **Build platform**: Custom tube steel build platform
- **Roof style**: Offset gable, Tuff-Rib metal roofing
- **Siding**: LP SmartSide painted board and batten siding and trim. Accent stripe over large window in LP SmartSide board and batten
- **Power hookup**: 50 amp hookup and cord
- **Heating/Cooling**: Ductless Mini Split A/C and heat pump, 9,000 btu. LG Brand. Condenser bracket mounted on rear

This version of the Hyrax comes with power, HVAC, and fully finished interiors:

- **Walls**: Painted finish grade smooth panels with batten strips and natural wood trim and baseboards. Batt insulation.
- **Ceiling**: Natural stained tongue and groove pine 8-10” reveal
- **Floors**: Pre-finished hardwood floors
- **Door**: Fiberglass door, full-light
- **Windows**: Standard windows, fixed, single-hung, and gliding
- **Lights/fan**: Standard flush mounted LED lighting. Exterior light sconce

**Total finished base model price**: $31,950

Finished base Model Pricing - $31,950

www.windrivertinyhomes.com/elements
Optional upgrades - UNFINISHED base model

<table>
<thead>
<tr>
<th>Upgrades and Changes to the UNFINISHED Base Model</th>
<th>A LA CARTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>50 amp electrical: Rough-in electrical. 50 amp plug, wiring, outlets, LED lights</td>
<td>$2,750</td>
</tr>
<tr>
<td>Mini Split: LG Brand 9,000 BTU Mini Split heating and cooling</td>
<td>$3,000</td>
</tr>
<tr>
<td>Batt insulation: Batt insulation</td>
<td>$800</td>
</tr>
<tr>
<td>Spray foam: Closed cell spray foam insulation instead of batt insulation</td>
<td>$1,200</td>
</tr>
<tr>
<td>Roofing and siding: Upgrade siding and roofing to standing seam metal</td>
<td>$4,300</td>
</tr>
<tr>
<td>Metal roofing: Upgrade just the roof to standing seam metal</td>
<td>$1,200</td>
</tr>
<tr>
<td>Siding accent: Upgrade only the side window accent stripe to standing seam</td>
<td>$850</td>
</tr>
<tr>
<td>Siding accent: Change end wall and siding accent to cedar rain screen</td>
<td>$900</td>
</tr>
</tbody>
</table>

Needing more beyond stud walls and rough-in? Consider starting with the FINISHED base model which includes interior flooring, walls, and ceiling. The quality of our interior finishes are far beyond what is currently offered on the market. In any case, to customize your Element, check out our order form where you can choose the upgrades you want to let us know about specifics things you would like. We can incorporate that into your quote.

Optional upgrades - FINISHED base model

<table>
<thead>
<tr>
<th>Upgrades and Changes to the FINISHED BASE MODEL</th>
<th>A LA CARTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roofing and siding: Upgrade siding and roofing to standing seam metal</td>
<td>$4,300</td>
</tr>
<tr>
<td>Metal roofing: Upgrade just the roof to standing seam metal</td>
<td>$1,200</td>
</tr>
<tr>
<td>Siding accent: Upgrade only the side window accent stripe to standing seam</td>
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</tr>
<tr>
<td>Siding accent: Change end wall and siding accent to cedar rain screen</td>
<td>$900</td>
</tr>
<tr>
<td>Spray foam: Closed cell spray foam insulation instead of batt insulation</td>
<td>$1,200</td>
</tr>
<tr>
<td>Windows: Window upgrade with black exterior frames, white interior</td>
<td>$1,450</td>
</tr>
<tr>
<td>Ceiling: Finish grade stained smooth panel ceiling</td>
<td>$1,400</td>
</tr>
<tr>
<td>Lighting: LED light upgrades</td>
<td>$350</td>
</tr>
<tr>
<td>Desk: Built-in desk on end wall</td>
<td>$800</td>
</tr>
<tr>
<td>Storage loft: 20&quot; storage loft on end wall</td>
<td>$350</td>
</tr>
</tbody>
</table>

www.windrivertinyhomes.com/elements
### Color Scheme (Colors by Sherwin Williams)

#### Color Scheme: Darkroom
- Siding: Darkroom
- End wall: Quest gray
- Trim (corners, window, door, fascia): Pearly white
- Accent stripe: Sundried tomato
- Roof: Charcoal gray
- Door: Pearly white
- Window frames: White

#### Color Scheme: Tricorn Black
- Siding: Tricorn black
- End wall: Natural cedar rainscreen
- Trim (corners, window, door, fascia): Tricorn black
- Accent stripe: Natural cedar rainscreen
- Roof: Black
- Door: Tricorn black
- Window frames: Black

#### Color Scheme: Universal Khaki
- Siding: Universal Khaki
- End wall: Rainstorm
- Trim (corners, window, door, fascia): Wool Skein
- Accent stripe: Rainstorm
- Roof: Light stone
- Door: Wool Skein (or Garden Grove)
- Window frames: White

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Don't see the color you want? There is an option for custom colors on the Hyrax order form. The order form allows you to pick your base model and all your options. At check out we get your completed form, finalize your quote, and reserve your spot in our build schedule.

Reserve your Element and get a quote today!  
www.windrivertinyhomes.com/elements
Another benefit of Elements is the off-site prefabricated construction process. No messy job sites. No construction workers with their porta potties. Sustainability and efficiency. More controls over consistency and quality. No delays due to weather.

What you can't see still matters. For the overall construction, we go above and beyond to ensure rigidity and quality construction. We use high-grade framing materials, bolted to the steel build platform, ZIP system sheathing, and closed-cell spray foam insulation.

Appliances (if any) are installed to manufacturer’s specifications. All breakers and wire gauges are installed to industry standards.

In a small space every nook and cranny matters. Defects stand out and get noticed. We take great care with the carpentry and finishes inside the Element to make sure it’s free of imperfections. The “feel” of the Element is important to us.

www.windrivertinyhomes.com/elements
Terms and Conditions of Sale

TERMS AND CONDITIONS OF SALE

Legal document (“Sales Contract”) between [Client Name] (“Customer”), located at [Client Address] and Wind River Custom Homes, LLC. Please read this agreement carefully. By using and accessing the www.windrivertinyhomes.com website and by acknowledging these terms and conditions you indicate that you have read and understand these these terms and conditions and the work (“Scope of Work”) to be performed for your pre-fabricated Element.

Customer is responsible for any and all site preparation, including leveling, fill and grading, gravel, and pad or slab preparation. Wind River Custom Homes requests that delivery be rescheduled if Customer believes weather, soft ground or other conditions exist which would impede the safe delivery of the Element or cause damage to the property. Customer also waives any course of action against Wind River Tiny Homes for any damage caused to lawn, pastures, ground, fences, gates, structures, buildings, animals or other property whatsoever. Customer is responsible to make pre-hung door adjustments, when an Element with such a door is placed on a pad other than concrete. The balance of the purchase price is due prior to delivery. No complaint about work or product shall excuse Customer from completing its payment obligations under this Agreement. Our cancellation and refund policy is as follows. 95% of the total is refundable if supplies have not been ordered. If supplies have been ordered the refund will be 95% or remaining balance after supplies are deducted.

All sales on Element plans and customization/modifications are final. No refunds or exchanges can be given once your order has started the fulfillment process. All financial responsibility of the purchase falls on the Customer and production will not proceed with any portion of the Scope of Build on credit.

Each city and county have different regulations about adding an accessory structure to your property. Contact your local officials to learn what the regulations are in your area. You will be responsible for obtaining any required permits and the fees associated with them. Plans related to your Element may not be necessary for your locality. Site plans alone may be sufficient.

Pre-fabricated Elements are subject to state and local building codes. Different codes apply to buildings with plumbing (Wind River Elements currently do not come with plumbing options) that are considered dwellings versus buildings that do not have plumbing. State and local officials vary in the documentation that is required for approval. Some localities have very strict engineering requirements and require review by a local professional, such as a state licensed structural engineer who will analyze the design and provide additional drawings and calculations required by your building department. If you aren’t sure, building departments typically have a handout they will give you listing all of the items they require to submit for and obtain a building permit. In addition, you may also need a site plan that shows where the Element is going to be located on the property.

Plans for Elements do not have a professional stamp attached. If your building department requires one, they will only accept a stamp from a professional licensed in the state where you plan to put the Element. In this case, you will need to take the plans to a local engineer or architect for review and stamping.

INDEMNIFICATION

Customer acknowledges that the locale where the Customer elects to situate the Element may not permit such structures without prior permitting. It is the responsibility of the Customer to meet all applicable laws in the locale where the Customer elects to situate the Element. Customer hereby indemnifies and holds the Builder, its principals, employees and agents, harmless from any claim, damage, loss, or similar liability resulting in any way from the failure of the Element to comply with applicable laws or for any other breach of this Agreement attributable in whole or in part to the Customer.

FITNESS FOR A PARTICULAR PURPOSE

Customer acknowledges that they have reviewed the Element plans, specifications, and floor plan and acknowledges that the Element is fit the purposes elected by the Customer.

CONTINUED ON NEXT PAGE
LIMITED WARRANTY

Wind River Custom Homes warrants the following regarding work performed and materials installed by Wind River Custom Homes ("Limited Warranty"):

A. For a period of ninety (90) days following the date of delivery, the following items will be free of defects in workmanship: Doors (including hardware); windows; electric switches; receptacles; fixtures; caulking; plumbing fixtures (if any); and cabinet hinges.

Unless excluded below all other portions of Builder's work shall be free of defects in workmanship for a period of twelve (12) months from the date of Substantial Completion.

B. Wind River Custom Homes does not assume responsibility, and makes no representations or warranties whatsoever, for any of the following, all of which are specifically excluded from the coverage of this Limited Warranty:

(i) Materials, appliances, fixtures and equipment - Wind River Custom Homes assigns and passes through to Customer the manufacturer's warranties on all materials, appliances, fixtures and equipment, which shall be Customer's exclusive remedy with respect to defects.

(ii) Damage due to ordinary wear and tear, abusive use, or lack of proper maintenance

(iii) Defects which are the result of characteristics common to the materials used, such as (but not limited to) warping and deflection of wood; fading, chalking, checking, cracking, peeling or deterioration of paint due to sunlight or weather conditions; discoloration of materials due to sunlight or weather conditions; cracks due to drying and curing of grout; drying, shrinking and cracking of caulking, wood trim, and weather stripping.

(iv) Hidden or latent defects in materials, which are not apparent at the time of the incorporation of the materials into the Element. Such defects are the responsibility of the manufacturer or supplier of the material.

(v) Defects in items installed or supplied by Customer or anyone other than Wind River Custom Homes or its subcontractors.

(vi) Work or labor performed by Customer or anyone else except Wind River Custom Homes or its sub-contractors.

(vii) Damage, loss or injury due to the elements.

(viii) Conditions resulting from condensation on, or expansion or contraction of, materials.

(ix) Accidental loss or damage, including but not limited to fire, explosion, smoke, water escape, glass breakage and vehicles.

(x) Insect damage of any kind whatsoever.

(xi) Loss or damage occurring after the Element has been used for any purpose other than its originally intended purpose.

(xii) Customer materials and/or reclaimed materials used at Customer's request or approval.

(xiii) Warping, cracking, shrinking, cupping, swelling, buckling, separating or any other changes to materials that result from either a lack of climate control or moving of an Element to a part of the country with different humidity and weather conditions.

(xiv) Any warranty claim of which Wind River Custom Homes receives notice after the expiration of this Limited Warranty.

(xv) Windows or doors that stick, squeak, or will not properly shut due to an Element that is not properly leveled.

(xvi) Damage from condensation or other water leakage related to a Mini Split air conditioner that has not been properly maintained, has been tampered with, or is in an Element that is not properly leveled.

RIGHT TO CURE

Wind River Custom Homes specifically reserves right to notice and reasonable opportunity to cure any alleged defect in accordance with applicable law, as an express condition precedent to the commencement of any dispute being initiated by Customer. Customer’s failure to provide such notice and reasonable opportunity to cure any such alleged defect shall constitute a waiver by Customer of any claims arising out of or relating in any way to such alleged defect.