

HPM Building Supply – Walls & Truss Division

HPM Building Supply, 16-166 Melekahiwa Street, Keaau, HI 96749



Additional Sales Terms & Conditions

Effective Date: 2-5-2026

These Additional Sales Terms & Conditions apply to the purchase of engineered roof trusses, floor trusses, wall panels, and related prefabricated components manufactured or supplied by **Hawai'i Planing Mill, Ltd., doing business as HPM Building Supply ("HPM")**, through its Walls & Truss Division, including **Truss Systems by HPM**.

DEFINITIONS AND SCOPE

These terms *supplement* HPM's [General Terms & Conditions](#) and [Credit Terms](#). In the event of a conflict, these division-specific terms control.

These Terms and Conditions are subject to change. HPM may provide notice of changes by posting updated terms at <https://www.hpmhawaii.com/terms-conditions>, by email, or by written notice, including notice provided within an invoice. Such notices shall be deemed given and effective on the date the revised terms are posted or otherwise delivered.

1. Design Specifications

1. The Seller's manufactured trusses are specifically designed for the geographic requirements of the Buyer and in accordance with MiTek® engineered specifications. Wall panels are designed via MiTek® software to match the designs as provided by the Buyer.

2. Design Review and Buyer Responsibility

1. The Buyer assumes full responsibility for reviewing all truss and wall panel designs via the submitted shop and design drawings. In all cases, it is the Buyer's responsibility to verify the truss and wall panel designs provided in the quote package meets the design specifications as shown on the architectural and structural engineering drawings.
2. Truss designs and specifications are for the proprietary use by Seller and its designees. All designs and specifications are only valid when used in conjunction with the Seller's manufacturing processes, quality control procedures, equipment, and materials.

3. Storage

1. Upon completion of manufacturing, including both walls and trusses, the Buyer shall be subject to storage fees as follows:
 - a. The first thirty (30) days of storage will be provided at no charge.
 - b. Thereafter, a storage fee of five hundred dollars (\$500) per month will be assessed.
2. If the Buyer has not taken delivery within six (6) months of build completion, the Seller reserves the right to liquidate or otherwise dispose of the trusses and/or walls without further obligation to the Buyer.

4. Delivery Delay Disclaimer

1. If delivery of Buyer's completed job is delayed at the Buyer's request, Buyer acknowledges that the materials may remain in storage beyond the originally scheduled period. During this extended storage period, natural material aging,

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or minor movement (including, without limitation, plate “popping” or “loosening”) may occur. The Seller (HPM) is not responsible for these conditions resulting from delayed delivery at the Buyer's request.

5. Preliminary Square Foot Pricing Notice

1. Square foot pricing is provided solely as a preliminary estimate. Final pricing may change once full plans including structural sets, if required are received, reviewed, and a complete designed layout is created. Adjustments may occur based on project specifications, structural requirements, and any design changes needed to complete an accurate material list.

6. Submittal Drawings / Permit Sets

1. Unsealed truss placement diagrams and truss profile drawings (sealed or unsealed) are available upon request. If truss drawings are needed *before* materials are purchased, a design/engineering fee equal to 10% of the total job price will be invoiced to the Buyer. This fee will be credited toward the final purchase but is non-refundable if the Seller (HPM) does not supply the trusses.

7. Change Orders / Post-Approval Modifications

1. Change Order Fee

Any changes requested by the Buyer after acceptance, approval, or sign-off of truss and/or wall panel designs shall constitute a Change Order and shall incur a charge equal to five percent (5%) of the total project cost. This Change Order fee applies to both walls and trusses.

2. Material and Labor Cost Adjustment

The Change Order fee includes associated material and labor costs, unless the actual material and/or labor costs required to implement the Change Order exceed five percent (5%) of the total project cost. In such event, the Buyer shall be responsible for payment of the higher actual cost incurred.

3. Schedule Impact

Any Change Order submitted after acceptance or sign-off shall result in a minimum two (2) week extension to the project build date to allow for redesign, engineering review, and reintegration into HPM's production schedule.

4. Approval Required

All Change Orders must be approved in writing by the Buyer prior to implementation. Work will not proceed until approval is received, and revised pricing and schedule impacts are acknowledged.