

Pineview Development, LLC.

GENERAL CONDOMINIUM CONSTRUCTION SPECIFICATIONS

By Premier Home Builders

1421 Granby Road, Chicopee, MA 01020

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PINEVIEW ESTATES

NICOLS WAY, Easthampton, MA 01027

ENGINEERING:

- Site plan and surveying provided

ARCHITECTURAL:

- Condominium plans provided

PERMITS:

- All necessary building permits obtained

Approximate Completion Date: 10 Days from Certificate of Occupancy

- **(This date is subject to change with the Builder having the right to extend for an additional 30 days taking into consideration material, labor and weather)**

INITIALS:

Buyer ____

Buyer _____

Contractor _____

EXCAVATION:

- Strip and stockpile topsoil
- Excavate for foundation
- Install footing drains if needed
- Backfill foundation, garage and basement, compact for slabs and sub-grade as required for proper drainage with exiting material on site
- Trench for utilities as required Fine grade existing topsoil

DRIVEWAY:

- 8" gravel base
- 2" asphalt pavement

UTILITY CONNECTIONS:

- Electrical service to condo
- Cable conduit to condo
- Propane Tanks (2) – State Line Propane (Leased above ground tanks – no lease fee)
-Two – 120 Gallon Tanks / Contact Information: 860-653-8076 - office
- Municipal water service to condo
- Municipal sewer connection to condo

FOUNDATION:

- 3000 psi concrete
- Foundation windows as per code & location to be determined by Builder
- Damp proof as required

FLAT WORK:

- Basement floor 3" thick 4000 psi concrete over poly vapor barrier
- Garage floor 4" 4000 psi concrete

FRAMING:

- Pressure treated sill plate with sill sealer
- ¾" Advantech tongue and groove deck sheathing, glued and nailed
- ½" OSB wall and roof sheathing
- 2 x 6" exterior wall framing

WINDOWS:

- Double Hung / Tilt windows with low-E glass, factory finished white vinyl interior and exterior with screens per plan.

INITIALS: Buyer _____ Contractor _____

Buyer _____

ROOF:

- Tamko or GAF limited lifetime warranty shingle, per available options
- Ice and water barrier at eaves and valleys
- 15# felt paper undercourse
- Aluminum drip edge
- Flashing as required

SIDING:

- Air infiltration barrier
- Vinyl elsewhere
- Aluminum clad rakes and fascia
- ½ Fabricated stone location to be determined by Builder & subject to change

HVAC: American Standard or equivalent / 1 Zone

- Forced warm air heat, 96% efficient gas-fired direct vent furnace
- Air conditioning – American Standard 14 SEER
- ERV System

PLUMBING:

- (2) frost-free exterior hose bibs
- Laundry connection as per plan
- Icemaker line for refrigerator
- Navian on-demand water heater or equivalent
- Gas pipe furnace / water heater / fireplace

ELECTRICAL WIRING:

- 200 amp service
- House wired to code, standard white plugs and switches
- Electrical connections for range and dryer
- Smoke & Carbon monoxide detectors as required
- Phone is through cable company
- (3) Cable outlets
- Bath exhaust fans
- Wiring for garage door openers

INSULATION:

- Exterior house walls and garage to house wall: R-21
- Flat ceilings: R-49
- Sloped ceilings and floor of living area above garage: R-30
- Basement walls: R-21

INITIALS: Buyer _____ Contractor _____

Buyer _____

DRYWALL: Nail Pops / Drywall Cracks / Caulking not covered in Limited Warranty

- ½” sheetrock nailed and screwed with three (3) coats of joint compound
- Garage walls 5/8” sheetrock as per code
- Ceilings sprayed and flat finish

GARAGE DOOR: 2 Remotes / 1 Wall Door Opener

- Metal Carriage Style Door w/Windows / insulated w/raised panel with electric opener

INTERIOR MILLWORK:

- Molded solid core doors except for bi-fold doors in guest bedroom closet and laundry
- 3 ½” colonial casing, finger-jointed pine
- 5 ½” colonial baseboard, finger-jointed pine

CLOSET INTERIORS:

- Wire closet systems installed

STAIRS:

- Westwood Units: Basement stairs - boxed treads with closed white risers, hardwood stair treads and handrail w/Black Spindles

CABINETRY/KITCHEN/Bathrooms:

- Fabuwood Galaxy Cabinets and Vanities
- Granite Level 1 Countertops / Limited Contractor Quartz / Quartzite options

FLOORING/CARPET: Allowances

- Laminate flooring throughout kitchen, living room and hallways
- Vinyl flooring in bathrooms
- Carpeting in bedrooms

PAINTING & DECORATING:

- Exterior steel insulated pedestrian doors painted, (2) coats over factory prime coat
- Interior trim painted (2) coats white with semi-gloss finish over factory prime coat
- Interior walls painted (2) coats flat latex, choice of 4 wall colors
- Stair rail and newel posts finished natural with polyurethane sealer
- Interior Garage Walls & Ceiling – Construction Primed

APPLIANCES:

- Stainless range, refrigerator, microwave and/or hood, and dishwasher allowance of \$4,500.00

GUTTERS:

- Seamless aluminum gutters and leaders (white)

INITIALS: Buyer ____ Buyer ____ Contractor ____

LANDSCAPE:

- Hydro Seeding for lawn
- Concrete walk from front porch to driveway
- Shrubs & Black Mulch in front of Unit as per Builder's discretion

Buyer to verify allowances for final fixtures / material / etc.

INITIALS: Buyer ____ Buyer ____ Contractor ____

Buyer Check List

- Electrical:
 - Under Cabinet Lighting () yes (\$1k upcharge) () no
 - Light Fixtures over mirrors in all bathrooms (buyer to provide as per allowance)
 - TV location in Primary Bedroom on wall that adjoins Living Room
 - Liv Rm TV: Over the fireplace or to the side wall opposite windows (standard placement over fireplace)
 - Recessed Lights in Kitchen / Living Rm / Hallways / WI Closets
 - Fixtures to be chosen as per allowance:
 - Dining Rm Chandelier
 - Living Rm Ceiling Fan
 - Bathrooms Vanity Lights (3)
 - Kitchen Pendants (2)
 - Primary Bedroom Ceiling Fan
 - Guest Bedroom Ceiling / Surface Mount Light
 - Microwave / Vent Hood – locations – height of vent hood from range top to vent bottom – Buyer to specify or Builder will use discretion based upon supplier recommendations.
- Hardware on Interior Doors – Black () Brush Nickel ()
- Hardware on Kitchen / Bathrooms – Buyer to pick out with Kitchen supplier as per allowance
- Paint Color Choices – Needed once sheetrock begins
- Plumbing:
 - Gas () or Electric Range () / Gas () or Electric Dryer () – upgrades for Gas \$1k per fixture
 - Bathroom Vanity Layouts CANNOT BE CHANGED
 - Dishwasher Location in Island CANNOT BE CHANGED
 - Faucet Holes / Spacing
 - Primary Vanity () single hole () four inch spread () eight inch spread
 - Guest Bath Vanity () single hole () four inch spread () eight inch spread
 - Basement Bath () pedestal sink / vanity () single hole () four inch spread () eight inch spread
 - Tubs and Showers – tile as per allowances

***All prices and plans are subject to change.**

BUYER _____

BUYER _____

SELLER/DEVELOPER _____

CONTRACTOR _____