



**ECOLOGICALLY SOUND DEVELOPMENT**

Using "Green" Technology to Make Your New Home & Our Islands A Better Place To Live

## **What's Included?? In the "Base Price" of the Model Homes #1 – 5**

**Site Planning & Contracting:** Premier Homes (PHVI) will plan the development of each home by taking the solar orientation and wind resistance factors into consideration. PHVI will then use ecologically sound practices to pin point the location of the building pad, with the least amount of disturbance to the surrounding property. PHVI will display this for you in mapping (*drafted*) proposed "Site Plans," which become Contract Exhibits. PHVI Standard Contracts, including a 2 Year Warranty, are utilized. Contracts carry the proposed site plan along with Premier Homes' Model criteria and base product literature as additional exhibits to detail your new home. If you select additional options, an addendum will be added to further describe your home. The next steps are the "Working Drawings" or "Permit Plans" for your site. Your contract will be with either Premier Homes, LLC (*the Developer*) - if we sold you the property - or- if the property is owned by you, the Client/Buyer. Contracts can be "Phased" around the Client/Buyers proposed financing to help facilitate action by lenders, such as the design and permits phase vs. the build-out phase, allowing you to gain an appraisal for use with your preferred lender.

**Working Drawings & Permits:** Working Drawings aka "Permit Plans" are completed by PHVI Associate Draftsmen, reviewed by PHVI Associate Engineers and made ready for the local Permit Departments' review and approvals. Permit application forms are filled out and submitted by Premier Homes, LLC with additional documentation provided by the Client/Buyer.

Permit Fees are the responsibility of the Client/Buyer. Estimates for permits fees vary due to size and value of the home, but typically this cost is less than \$4,000.00 Once you have chosen your home size and determined your budget, it is a good practice to double check this figure to get a confirmed price. (*PHVI can/will do that for you at your request.*)

**Site Work:** Site work includes:

- Initially "Clearing" of plot for construction work to commence;
- Maintaining a safe work place during construction;
- Detailing the final grades, including required drainage work, ready for landscaping.  
(*See "Landscape Package."*)

The PHVI "Base Price" assumes a level to +/- 3% slope at the building's location, with no greater than +/- 6% slope for all yard areas, including the driveway. Any other condition will be charged out as either cost plus 15%, or a negotiated fee/lump sum price.

Pricing here will be determined by soil type, property slope and terrain. All contracts carry a "Rock Clause" with a set price for hammer work & removal, to be utilized only if needed. Removed rock can be used in landscaping; therefore, removals from site may not be necessary.

A basic driveway is included with a designed size allowance of 35 lf. long and 12 ft. wide. X 4 in. thick #3500 PSI reinforced concrete. Driveways finishes are based on slopes. Edges are tooled to provide a neat finish including expansion joints.

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**Foundations and Cisterns:** Engineered foundation work is included up to the point at which additional charges come into play, as noted above in “Site Work.” Extra charges are incurred for additional Engineering and or Construction due to slopes beyond +/- 3%.

All homes come with a cistern, sized by local building permit authority, of 10 US Gallons per square foot of roof area for single story homes and 15 Gals. for two-story homes. Typically, on a single story home this size is slightly larger than the square footage of the living space X 10 Gals.

**Concrete Floor Slabs:** All homes have 3500 PSI reinforced concrete floor slabs. You have a choice of colors and textures of PHVI’s standard ceramic tile flooring. The PHVI standard is (*ceramic*) tiled entry and living spaces and light broom-finished natural concrete on side and rear porches/galleries, steps and other exposed (*flat*) concrete walking surfaces. Therefore, rear or side porches have tiles as an option.

**Exterior Walls:** All exterior walls and all supporting interior walls are poured concrete utilizing the RASTRA® - insulated concrete form system. Exterior walls are 10" thick. Load bearing interior walls are 10" or 8" depending on engineering. The system is also known as “Screen Grid” design (*as found in the 2003 International building code, see pg. 171*). This system was created about 30 years ago and is highly tested - providing protection from the dangerous elements, including: wind, earthquake, water, fire and insects. Walls are plastered inside and out. Non load bearing walls are framed.

An exterior wainscot is a part of the model home package. Wainscot of cut-coral tiles is the standard (*can be all 12"x12" grid laid - or staggered in smaller pieces at a little extra cost*) and goes on front elevations of single story homes up to just below the windowsills where an optional trim band can be located.

Premier Homes, LLC has gone beyond the basic system engineering from Rastra® and has designed a Reinforced Concrete Bond Beam that meets engineering specifications to withstand 200 MPH wind loads. A great “Advantage” in our Hurricane Zone.

**Interior Walls:** All Interior walls are either Rastra® (*as noted above, when supporting the roof*) or standard wood or metal frame - stud construction. Walls are finished with a recycled Gypsum board aka FiberRock®. This product is fire resistant, mold & water resistant and won’t be eaten by termites. Tiles can be installed directly onto this product. Interior walls can be textured to match (*exterior wall*) cement plastering or finished like drywall.

**Roofing and Ceilings:** All models have “Open” or “Vaulted” – ceilings and flat roof and ceiling areas. Roof slopes vary somewhat, but are between 5/12 and 7/12 pitch. Flat roof areas typically have a closed finished flat ceiling utilizing FiberRock® U.S. Gypsum product (*same as the interior wall surfaces except finished smooth*). Typically, flat ceilings/roofs are provided in areas like the kitchen, baths, hallways and closets. Roof design depends the Model.

Exposed wood ceilings are comprised of “Select” *insect resistant* “Cyprus” with Exposed Beams “Treated” of Southern Yellow Pine (*at rafters, ridge & hips*). So looking up you’ll see the open exposed wooden ceiling which can be finished a number of ways, including: stained & sealed, stained & clear coated, or painted at your option. Client/Buyer has stain coloring or paint color options within a certain range. Dark colors are extra as they usually require more coats.

Sloped and Flat roofs are comprised of treated select plywood over standard 30lb. roofing felt, which is placed over a radiant barrier thereby reducing heat gain to the interior spaces and adding another layer of protection against roof leaks. Alternately, the roof can have insulation, instead of or in addition to the radiant barrier at some additional cost.

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Roofs have vertical battens from eave to ridge, which enhance the roofline and make it appear to be a standing seam metal roof, 6 color choices are standard. Eaves are typically 12" providing some protection for exposed windows from sun and rain.

Metal or tile roofs are optional; many styles are available.

**Covered Galleries:** All models have covered “gallery” living spaces. Premier Homes have designed these rear and side porch areas as additional living spaces protected from rain and large enough to arrange an outdoor living space with desired furnishings.

Structures are bolted together, bolted to the main house concrete “Bond Beam” and designed to withstand 165MPH wind loads. These structures are attached below the main roofline and made of Grade #1 treated select lumber. Plywood roof systems and coated roof finishes are standard. Finished wood ceilings (*like interiors*) are standard at entry porches. Rear and side porch ceilings are painted or stained to buyer’s choice, same as interior ceilings.

**Entry Trellis:** Some models have an entry Trellis. These are made of heavy lumber and detailed with trims to be appealing, dressing up the entry-way. Not a full cover, these structures provide shaded formal entries.

**Exterior Finishes:** All homes have plastered exteriors, with wainscot at front elevations and a trim band above the wainscot. Exterior walls and eaves are painted with 1 coat primer and 2 coats of color. Buyers have a full range of color choices; however, certain dark colors require extra coats and therefore will incur additional charges.

Additionally, an Exterior crown mold is used to detail the tops of exterior walls and add design to the structure at the eaves. Crown molds are painted a contrasting color to the walls and other trims, as desired.

**Interior Finishes:** *Interior Wall Finishes* are cement plaster on the Rastra® walls and drywall plastering on the Gypsum FiberRock® walls. Paint colors are buyer’s choice; certain dark colors require extra coats and therefore will incur additional charges.

*Interior Floor Finishes:* All models have ceramic tile floors and wall bases cut from same tiles; typically, we use a 16" or 18" floor tile and run a 4" ceramic wall base. The standard tiles are slightly textured earth tones; however, buyers get their choice from our suppliers’ full color range. Ceramic tiles are used for front entry porches and interior living spaces. Covered galleries are finished concrete (*which can be tiled, painted or stained as an option*).

**Doors, Windows and Storm Shutters:** Entry doors are fiberglass. Clients/Buyers can choose from elegant Front Entry single 3ft x 7ft door with 12in sidelights or have a double 6ft x 7ft entry door set without sidelights. Rear Entry doors are 3ft wide x standard 6ft 8" tall, panel style fiberglass doors.

Interior swing doors are solid four-panel paint-grade doors or, at a little extra cost, solid Mahogany wooden louver doors. Entry doors are painted. Interior doors can be painted, stained and sealed, or, if wooden, clear coated.

All windows are “Miami-Dade” rated (165mph) and manufactured by PGT - a well known and well liked trade name in rated aluminum windows. Windows come in White or Bronze color frames. Windows can be either Casement or Awning type for all/any opening windows. All opening windows have insect screens. The ‘Mitered Glass’ corner windows, found in some models, do not open and are fixed “Safety Glass” (3/16" laminated). All Windows utilize “Low-E” energy efficient glazing.

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NANA-WALL® is a very special bi-folding sliding door set that is included on some of our models. Depending on the Premier Homes Model, these units are 9ft to 18ft long. These are, like the windows, rated door assemblies meeting Miami Dade certification. Nana-Walls are, essentially, set into a metal frame so that all doors slide out of the way to open a complete room to the outdoors. When facing your view, these doors can really add to your living experience; thereby, enhancing your home's value and livability by creating outdoor space continuous to your indoor space. Nana-Wall units come, like the windows, in White or Bronze metal frames.

Storm Shutters are aluminum fixed louvers hinged “Bahamas” style (*at the top of windows*). Storm Shutters come, like windows, in White or Bronze. The shutters have removable hinge pins; therefore, you can pull out pins and store the units, if you prefer. Storm Shutters are provided for windows only; storm shutters for entry doors and Nana-Wall units are optional.

**Cabinets, Countertops and Closets:** All kitchen cabinets and bath vanities are solid bug resistant plywood cabinets – base units and uppers, including matching medicine cabinets with your choice of style in doors and drawers from one of the standard styles available from “Craftsman” to “Modern.” Kitchen corner units have “Lazy-Susan's” for best access and use of space.

Countertops are either hard and durable Composites or your choice of Ceramic tiles or Concrete in your choice of styles and colors, etc. We take especially great pains to create a good working space with long lasting countertops.

When it comes to Closets, we offer the planned spaces that separate types of use, such as long items, short items and shoes. Select plywood shelves and vertical separators with trimmed front edges are painted for easy cleaning.

**Landscaping Package:** Every home package includes a modest landscape package consisting of the following: 4 large Trees or Christmas Palms @ 6-8 ft. tall, and 4 large Bushes (*flowering or not, your choice*) OR 4 smaller Palms @ 3-4 ft. tall...*plus* 20 smaller plantings (*flowering or not, your choice*).

We provide 2-3" of topsoil in the front, rear and side yard spaces along with fertilizer and grass seed, which we will place and maintain until the home is completed.

**Equipment Package:** All homes come with standard equipment, such as a 1/2 hp Water Pump, a Water Filtering System and a Water Pressure Tank, and a Garbage Disposal. No other appliances are included in the Base Price.

**Plumbing Fixtures:** Fixtures are American Standard, Delta or an equivalent throughout each home and will be chosen by Client/Buyer with assistance from PHVI's in-house interior designer and furnishings “Sales Agent” in a sit down meeting with the client. If desired, allowances may be utilized instead.

**Electrical Fixtures:** Fixtures are moderately priced and will be chosen by Client/Buyer with assistance from PHVI's in-house interior designer and furnishings “Sales Agent.” If desired, allowances may be utilized instead.

**Solar Power System:** The Premier Homes 60/40 home “Photovoltaic” power system is designed to gain the “Energy Star” ® rating from the Department of Energy (DOE) and make possible the use of local and federal tax deductions and rebates.

Premier Homes always uses a well-known and well-designed system package provided with a manufacturer's warranty.

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With “Net Meter” on it’s way to final approvals here in the VI – that system design along with a 1.2 Kilowatts of solar Power with all the necessary controls.... is a part of the PHVI’s Turnkey Package.

A small Battery Back-up system storing approx. 2-3 days of power is included. Options are available for larger systems and/or wind driven systems providing either additional or total power to the home.

**Solar Water Heating System:** Water heating is your most costly power expense (*other than A/C*). All Homes are equipped with ‘Solar Water Heating’ systems.

The smaller homes (*under 2200sf*) will have a 48sf collector; the larger homes will have 64 sf collectors. These systems have the collectors mounted on a south facing roof. There is a, larger than normal, 80 Gal. Water Heater (240v– electrical type) used as the hot water storage tank. Tanks get up to 120 Gal. (*Depending on home size.*) Hot Water storage tanks are converted from standard electric water heaters.

There is a “Collector” to “Storage Tank” circulation pump keeping the hottest water at the tank for your use *and* there is a house plumbing loop with a circulation pump to keep hot water at your fixtures. Therefore no waiting for hot water *and* no wasted water while waiting!! No 120v electrical power is utilized. All water storage tanks are equipped with insulated “blankets” (*Of course, stored water at night may cool off*).

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**Options Available:** YES, Just about anything you can think of, as long as it fits into “Green” systems designs that create the Premier Homes product.

**Custom Homes:** Just say the word!! “CUSTOM” - We have 3 very talented Architects and 3 highly qualified Engineers we can rely on.

**Interior Design:** We are connected at the “hip” with the best and most experienced designers in St. Croix, Patalidis Designers and Furnishings, located in Gallows Bay, just east of Christiansted.

As a part of our sales package at Premier Homes, we offer interior design consultation to all our clients. Our consultant will help you pick out cabinets, countertops, interior colors, floor tiles, ceiling finishes, fixtures and, in some cases, trim packages for your New Home.

Additionally, we offer personalized services for all interior and exterior design needs, including furnishings and appliances for your New Home.

**PREMIER HOMES - GREAT HOMES BY EXPERIENCED PROFESSIONALS**