



## Northwood Construction's Quality Features

As of February 23rd, 2011

### Northwood Exteriors:

- Attractive home plans with detailed elevations.
- Two car attached garage with steel insulated overhead door.
- Vinyl siding.
- Owens Corning house wrap.
- Windsor Low-E vinyl windows and patio door (decorative grills on window).
- Tamko Heritage 30 year laminate shingles.
- Insulated fiberglass entry door with deadbolt.
- Seamless aluminum gutters, downspouts, and extensions.
- 10x12 wood deck on all plans, 10x14 on the Claremont I and II and Ashley II.
- Steel rebar reinforced concrete driveways and walkways. Concrete egress window with steps.
- Front and rear weatherproof outlets. Two hose bibs.
- Eight inch poured foundation (footings tiled to sump pump).
- Full sodded yard on standard lot size. Approx. 8,400 sq. ft.
- Optima bibs (blown in blanket system): R-15 sidewalls and R-40 ceilings. Superior to fiberglass batt system.
- Garage fully insulated and plumbed for optional heater on two story plans with Master bedroom above the garage.

### Northwood Interiors:

- Direct vent gas fireplace with mantle tile or stone surround.
- Armstrong cabinets. Birch or Maple. Siena or Newbury style.
- Laminate flooring in kitchen. Ceramic tile or vinyl flooring in bathrooms. Vinyl in laundry unless it adjoins kitchen.
- Energy efficient Windsor windows that pull out for easy cleaning.
- Vinyl coated closet shelving throughout home.
- Colonial or Craftsman style trim package: wide base trim and casing around all windows and doors.
- Upgraded wall color on main level common living areas—Sherwin Williams flat paint.
- Ceiling fans in great room and master bedroom. Secondary bedrooms are wired for ceiling fans.
- Four phone and four cable outlets. CAT 5. 200 AMP electrical service to home.
- Granite countertops with backsplash and undermount sink in kitchen.
- Cultured marble or laminate countertops in bathrooms.
- Ice maker line to refrigerator.
- Delta Brushed nickel or oil rubbed bronze light and plumbing fixtures with matching hardware.
- Orange peel or executive texturing on walls.
- Blower test conducted by independent 3rd party for maximum energy efficiency.
- If fuse box is in the garage, electrical is ran to basement for easy future finishing.

### Northwood mechanicals:

- Lennox 92% high efficiency furnace.
- Lennox 14 seer air conditioner.
- Extended manufacturer's warranties.
- High efficiency power vent, 40 gallon gas water heater. In Granger only: tankless water heater.
- Honeywell fresh air ventilation system.

### Northwood Appliances:

- General Electric true stainless steel appliances to include:
  - Self cleaning smooth-top range
  - Over range microwave
  - High efficiency dishwasher
- Extended manufacturer's warranties.

### Northwood Warranty:

- Pre-closing walk-thru and home orientation with a Northwood Construction customer care staff member.
- 60 day and 11 month reviews scheduled by buyers.
- One year builder limited warranty with extensive warranty manual.

Property Address: \_\_\_\_\_ Buyer's Signatures: \_\_\_\_\_