

# Northwood Building Specs

*Building Specifications are Subject to change at any time.*



## Construction

- 2x6 Floor Joists - 16" o.c. - 2x8 Floor Joist - 16' Wides
- 2x6 Sidewalls - 16" o.c.
- 20 # Roof Load - 24" o.c.
- 8' Ceiling Height
- Flat Stomped Ceilings
- Vinyl Covered Drywall throughout
- Architectural Shingles
- Marriage Line Gasket
- Heat Tape Receptacle
- Nominal 3/12 Roof Pitch
- R-11 Floor Insulation
- R-19 Sidewall Insulation
- R-22 Roof Insulation
- Skirting Ready
- Pier Savers
- O.S.B. Sheathing

## Exterior

- 4-Lite Front Door
- 9-Lite Rear Door
- Deadbolts on Exterior Doors
- Low E Windows with Grids
- Double Dutch Lap Vinyl Siding
- Raised Panel Shutters on Front Door Side - Multi-Section
- Raised Panel Shutters on Gable End - Single-Section

## Plumbing & Heating

- Whole House Interior Water Shut-off
- Plumb for Washer
- In-Line Heat Ducts
- High Efficient Gas Furnace
- 30-Gallon Electric Water Heater
- Water Shut-offs throughout
- (1) Exterior Frost Free Faucet

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## **Electrical**

- 100 AMP Electric Service
- LED Can Light at Kitchen Sink
- Tulip Light Bars in Bathrooms
- Switched Receptacle in Living Room
- LED Can Light at Dining Room
- Exterior Jar Lights
- Wire & Vent for Electric Dryer
- Combo Smoke/CO Detectors

## **Kitchen**

- 8" Deep Stainless Steel Double Bowl Sink
- Single Lever Faucet
- 18 Cu. Ft. Refrigerator
- 30" Deluxe Gas Range
- Power Vent Range Hood
- (2) GFI Exterior Receptacles
- Laminate Countertop, Edge & Backsplash
- Wood Cabinet Doors - MDF Stiles (White, Creston Oak, or Hickory)
- Bank of Drawers
- Fixed Shelf in Overhead Cabinets
- Shelf over Refrigerator

## **Bathroom**

- One Piece Tub/Shower
- Single Lever Faucets
- Towel Bar & Tissue Holders
- 36" Vanity Height
- Porcelain Sinks
- Frameless Mirror at Vanity
- Laminate Countertop, Square Edge & Backsplash
- Porcelain Elongated Toilet
- Curtain Rod at Tub

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## Interior

- Fabric Valance throughout
- Carpet - Bedrooms, Living Room, and Hallway
- Vinyl Flooring - Kitchen, Bathroom, Utility, and Dining Room
- White Interior Doors
- Vented Shelves in Closets
- Wire Shelf over Washer/Dryer Area
- Mini Blinds
- Metal Louvered Door at Furnace Compartment

## Superior Standards

- Delivery to Site
  - Block and Level Home
  - Interior Trim Out and Matline Finish
  - HUD Certified Set Crew Service
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## Optional Features

- Fireplace - Electric, Wood, or Gas Fireplace
- Covered Porch - *Floor Plan Specific*
- Upgraded Molding Ceiling Trim
- 41" Overhead Cabinets To Ceiling
- Stainless Steel UK3 Farm Sink with Attachments
- Side-By-Side Fridge, French Door Fridge, Microwave, and Dishwasher
- Water Heater Sizes - 30 Gallon, 40 Gallon, or 50 Gallon (Gas/Electric)
- Ceiling Fan, Pendant Lights, Additional LED Lighting
- Garbage Disposal
- Walk in Shower, Ceramic Tile Shower, Soaker Tub, Garden Tub, and Easy Use Shower.
- Crescent Edge Rounded Countertops and Tile Backsplash
- Adjustable Cabinet Shelving
- Drawer over Door Cabinet
- Transom Window and Picture Windows
- Cabinet Wall Entertainment Center
- Utility Sink
- Kitchen Island
- Roof Pitch 5/12
- 18' Dormer, 22' Dormer, and 26' Dormer
- Vertical Siding, Shake Siding, and Upgraded Color Siding
- Smooth Painted Ceilings
- Perimeter Heat Ducts
- Storm Doors