



CONGRATULATIONS!

- Building a new home can be a very exciting process
- This meeting will give you the tools to make this process smooth and fun
- You will get to decide how involved you are with making selections and changes to your home



NORRIS HOMES POLICIES

- Buyers cannot work (or hire subcontractors) in their homes until they take ownership
- Buyers are responsible for themselves, as well as anyone they bring, when visiting the jobsites
- Buyers are encouraged to visit their home only once per week
- Closing dates can be estimated on pre-sold homes and will be confirmed when nearing completion



SITE PLAN

The site plan diagram shows a rectangular lot with a house footprint in the center. Labels with arrows point to various features: 'Property Points' at the corners, 'House Footprint' for the main structure, 'Property Location' for the entire lot, 'Building Setbacks' for the margins around the house, 'Utility Easement' for a specific area, and 'Lot Information' for a table at the bottom right. The table includes fields for 'OWNER', 'ADDRESS', 'CITY', 'STATE', 'ZIP', 'LOT AREA', 'PERMITS', 'SETBACKS', 'EASEMENTS', 'UTILITIES', 'ADJACENT PROPERTIES', and 'REMARKS'. The text 'ASTOR PARK LOT# 55 W/ ASHCREST' and 'NORRIS HOMES INC.' is visible at the bottom of the plan.



SITE PLAN

- Garage setback minimum is 20 feet
- Side yard setback minimum is 5 feet
- Utility easements are on all lots (the first 10 feet)
- Homes can be moved backwards for a fee (\$250.00/foot), feasibility must be checked
- Walk your property with your superintendent



FRONT ELEVATION

**Elevations are drawn for paper purposes only and can differ from standards.

The front elevation drawing shows a two-story house with a prominent gable roof and a garage on the left. A label 'Gables' points to the roofline. The drawing includes architectural details like windows, doors, and siding. At the bottom, there are logos for 'NORRIS HOMES' and 'BROOKSIDE (ELEVATION A)'. A small disclaimer at the bottom left reads: '© 2015. Subject to design when sold. Buyer to verify all construction.'



FRONT ELEVATION

- Buyers can pick gable material
 - Stucco Board -Hardi Plank
 - Batt and Board -Lap Siding
 - Shakes/Shingle
- Procedure to pick gable material
 - Take pictures of other homes you like
 - Show pictures to superintendent during framing
 - Shakes/Shingles will be upgrades if more than the standard amount (talk to office)



FRONT ELEVATION

- Brookside ONLY
 - You have option to choose elevation (A or B)
 - Neighbors must have opposite selections
 - Difference between elevations is windows ONLY
- Elevation A
 - Straight window above entry
 - Grid in top of front windows only
- Elevation B
 - Arched window above entry
 - Grid in all of front windows
- YOU MUST NOTIFY COURTNEY OF YOUR SELECTION PRIOR TO FOUNDATION



ENTRY DOOR



**Nantucket models do not have sidelites.

To view other upgraded door/sidelites, please visit www.thermatru.com.



FLOOR PLAN

**Floor plans are drawn for paper purposes only and can differ from standards and are subject to change.



4 Bedrooms
2 1/2 Bathrooms
2 Car Garage
Living space: 2031 s.f.
Family Room
Living Room
Group Study



BROOKSIDE



FLOOR PLAN

- Ashcrofts ONLY
 - You have option to choose floor plans (A or B)
 - Main difference between floor plans is laundry room location
- Floor Plan A
 - Laundry room downstairs
 - Larger bonus room
- Floor Plan B
 - Laundry room upstairs
 - Mud room in old laundry room location
 - Smaller bonus room
- YOU MUST NOTIFY COURTNEY OF YOUR SELECTION PRIOR EXCAVATION



SPECIFICATIONS

- Specifications are up to date, but are subject to change
- If you have any questions, please talk to the office



COMPANY CONTACTS

- Damian Norris, Superintendent
 - 206.423.2124
 - Scheduling, Closing Date, Site Supervisor
- Courtney Norris
 - 425.629.3009 or 206.423.0777
 - Upgrades



COMPANY CONTACTS

- Main Office
 - 425.629.3009 Phone
- Email Addresses
 - Courtney@NorrisHomesInc.com
 - Damian@NorrisHomesInc.com



SUBCONTRACTORS

- CR Floors
 - Interior design
 - Schedule meeting when lumber is dropped at site
 - Choose exterior colors prior to meeting
 - Visit Norris communities
 - Take pictures of colors you like (body, gables, trim, door, shutters, stone)
 - Write down addresses, plat name, and lot numbers of pictures, send to Courtney to help determine colors
 - Think about cabinet color prior to meeting



SUBCONTRACTORS

- CR Floors (continued)
 - Any changes to granite slab, masonry, or paint, must go through the office as upgrades
 - Overages go to CR Floors
 - Overages must be paid for prior to ordering material



SUBCONTRACTORS

- Huntwood Cabinets
 - Physical cabinet layout at site
 - Overages go to Norris Homes
 - Invoiced after approval with Brandon Ossinger
- Provident Electric
 - Physical electrical layout at site
 - Overages go to Norris Homes
 - Invoiced after walkthrough
 - Bring "Electrical Options List" to walk through
- Premier Sound & Communications
 - Physical low voltage (telephone/cable/security) layout
 - Overages go to Norris Homes
 - Invoiced after approval with Premier Sound
 - Internet wiring, sound systems, speakers, etc. would be discussed here



SUBCONTRACTORS

- Seattle Lighting
 - Select light fixtures and bath hardware accessories
 - Overages go direct to Seattle Lighting
- Isham Landscape
 - Front yard landscaping layout
 - Overages go direct to Isham Landscape



TIMELINE

- Do NOT pay attention to days/weeks involved
- DO pay attention to process/stage of home
- Coordinate your responsibilities
- Be early when making decisions
- Visit your site and speak with your superintendent to determine the stage your home is in



UPGRADES

- Procedure
 - Request upgrade quote from Courtney – send email or fax with items requested
 - Read upgrade quote (description and price)
 - If you would like to approve the upgrade, you must sign, date, and fax the quote back to the office (NO EXCEPTIONS)
- Upgrades take time to approve, approve any upgrades as soon as you know you want them



UPGRADES

- You must pay for upgrades before they are installed (NO EXCEPTIONS)
- Rolling upgrades into your purchase price
 - You must still pay for your upgrades in advance of installation (NO EXCEPTIONS)
 - Subject to a 9% fee for raising the purchase price
 - Write and addendum with your realtor, one time, just prior to closing



UPGRADE LIST

- Prices are subject to change and DO require a signed approval upgrade form
- Recommendations:
 - Christmas Eave Outlets
 - Additional outlets in eaves for hanging Christmas lights
 - Air Conditioning Ready Coil Box
 - Gets furnace ready for future AC without tear down
 - Electronic Air Cleaner
 - Electronic air filter on furnace to provide cleaner air inside of home and washable filters



APPLIANCES

- Provided by Sears
- Kenmore, stainless steel
- Any changes to appliances must be approved by Courtney Norris prior to end of framing



PREFERRED LENDER

- Incentives (see addendum for further details):
 - Earnest money reduction
 - Preferred lender will cover extension fees if they are responsible for holding up closing
 - All are subject to individual details of each Agreement



PREFERRED LENDER

- If you use a different lender, please let them know about the rental extension fee (see addendums)
- Contact your lender 2 months prior to closing to make sure they have all of your documents in line for closing



FINAL WALK THROUGH

- Takes place 5-10 days prior to closing, with your superintendent
- Point out everything you feel needs to be fixed or repaired, be thorough
- Make sure items are taken care of prior to you taking ownership, speak to office if they are not
- Have your superintendent show you where your water shut off valve is located



WATER SHUT OFF VALVE

- Look at water meter when returning from a vacation (no water timer systems on)
- If water meter is spinning, turn off shut off valve
- Return to water meter:
 - If meter is spinning, you have a leak between the street and home
 - If meter is not spinning, you have a leak in your home



WARRANTY

- Keep list of all details that will need to be addressed by the warranty
- At 12 months, send list to office, a service crew will contact you to schedule repair time
- Norris Homes will only come out one time at the end of 12 months for repair work, unless:
 - You have a water leak, large crack in your wall, or something that is making you very upset - please contact the office immediately if these occur



OTHERS

- Read the general information provided concerning water leaks (in packet) and mold (in addendums)
- Seal your grout and tile when you move in and one time every year after
- Contact your telephone and cable provider 4 weeks prior to closing to ensure hook up of service prior to move in



FINAL THOUGHTS

- Norris Homes is NOT as custom builder
- Your home will be built with human hands, it is not a machine process
- We do not guarantee 100% perfection
- We do guarantee that we will build you a beautiful home with no major imperfections or blemishes
- We are always here to help you



QUESTIONS?



NORRIS

H O M E S