

NicZawarski and Sons®

Established in 1960, second generation Lehigh Valley home builder

Member of the National Association of Home Builders

Member of the Lehigh Valley Home Builders Association

Recipient of numerous awards from the Lehigh Valley Homebuilders Association and the Quality Builders Warranty Corporation® “20 Year Achievement Award.”

Outstanding Quality Features in Every Home We Build

Community Features

- ❖ Beautiful tree lined streets
- ❖ Decorative colonial street lights in most communities
- ❖ Walking Trail for evening strolls in most communities
- ❖ Underground electric, telephone and gas service
- ❖ Public water and sewer
- ❖ Low HOA Fees
- ❖ Community Gardens that protect and enhance wetlands, streams and habitat
- ❖ Fee Simple Ownership

Distinctive Exterior Features

- ❖ Traditional historically designed homes
- ❖ Easy to care low/no maintenance exteriors
- ❖ **Alside® Conquest®** premium vinyl siding
- ❖ Aluminum gutters and downspouts
- ❖ **IKO** asphalt shingles with limited lifetime warranty
- ❖ Ridge and soffit venting
- ❖ **MI™** Low-E windows with screens and grilles
- ❖ 2 exterior hose bibs and electrical outlets
- ❖ **ThermaTru®** steel insulated entry door systems
- ❖ **Overhead Door®** low maintenance garage door with baked-enamel finish
- ❖ 2 **Overhead Door®** garage door openers
- ❖ **Progress®** front entry and exterior lighting
- ❖ Homesite fully graded and seeded for your convenience
- ❖ Macadam driveway and concrete walkway

Elegant Interior Appointments

- ❖ Spacious floor plans designed for today's lifestyle
- ❖ Dramatic 9' first floor ceilings in most models
- ❖ Expansive Owner's Bedroom with walk-in closet and private bath
- ❖ **Heatilator®** woodburning fireplace in most models
- ❖ **Aladdin Collection by Mohawk®** featuring **smartSTRAND®** **Combining Permanent Stain Resistance & Durability – It's just better.™**
- ❖ Colonial trim with masonite doors
- ❖ **Kwikset®** brushed nickel hardware on all interior doors
- ❖ Finely crafted custom staircase with solid wood handrailing
- ❖ Linen and entry foyer closets
- ❖ Separate laundry area in most models
- ❖ **Progress®** designer light fixtures finished in brushed nickel in foyer, dining room and breakfast area

Kitchens For Those With Sophisticated Tastes

- ❖ **Merillat®** Essential Series cabinets, beautifully crafted in a wide choice of wood finishes
- ❖ Spacious and sunny separate breakfast areas in all kitchens
- ❖ **GE®** appliances – Stainless Steel:
 - Gas Oven
 - Microwave
 - Dishwasher
- ❖ **Moen®** single handle faucet
- ❖ Oversized stainless steel sink
- ❖ Granite Countertops
- ❖ **Congoleum®** easy-care, no wax vinyl flooring
- ❖ Garbage Disposal
- ❖ Ice Maker Water Line
- ❖ Recessed Lights

Baths That Make Quite A Splash

- ❖ Two full baths
- ❖ **Progress**® designer chrome hollywood lighting
- ❖ Oversized decorative mirrors
- ❖ **Merillat**® vanities with cultured marble tops
- ❖ **Moen**® anti-scalding posi-temp faucets
- ❖ Easy-to-clean, one piece fiberglass tubs
- ❖ **Daltile**® 12 x 12 ceramic tile flooring
- ❖ Exhaust fan

Energy-Saving Features and Construction Specifications

- ❖ **Goodman**® 92+ High Efficiency gas furnace and central air conditioning
- ❖ 50-gallon electric hot water heater
- ❖ Fiberglass batt insulation throughout
 - R-30(minimum) ceiling
 - R-21 exterior walls
 - R-19 (minimum) basement
- ❖ House wrap to minimize air infiltration
- ❖ **TJI**® Joist structurally engineered floor joist for stronger floors and straighter ceilings
- ❖ Value-Added 2x6 exterior walls (home only)
- ❖ Concrete foundation walls with floating slab and French drain
- ❖ ½" drywall installed with nails, glue and screws
- ❖ ¾" sub-flooring tongue and groove, glued, nailed and screwed
- ❖ Prewired for cable TV and telephone in 3 locations
- ❖ Electronically wired smoke detectors on all levels and every bedroom
- ❖ Weatherproof ground fault interrupt (GFI) safety outlets in kitchen and baths

Quality Assurance and Warranty

Our quality program begins at design inception with the creation of precise construction drawings for every home we build, specifying high quality materials that are thoroughly researched, all the way through on-site supervision by experienced project managers and construction supervisors.

- ❖ Pre-settlement New Home Orientation Tour to insure that home meets owner's satisfaction
- ❖ YOUR NEW HOME and How To Take Care Of It, published by **Home Builders Press® National Association of Home Builders**
- ❖ **Exclusive NicZawarski and Sons® "Blue Book"** listing all of the warranties and telephone numbers of the material suppliers and subcontractors employed in the construction of owner's homes
- ❖ **Quality Builder's Warranty Corporation®** 10-year comprehensive warranty, backed by **Liberty Mutual Group®**
- ❖ Electrical inspection prior to drywall
- ❖ Pre-walk through inspection one week prior to settlement
- ❖ Final inspection prior to settlement to ensure a zero punch list home