



STANDARD FEATURES

Of Northern Bay Condominiums

HVAC and Heating

Heat Pump and Air Handler. The A/C compression, manufactured by TRANE, does both heating and cooling for everything over 20°F.

Water Heater and Electric Unit

Eighty gallons on larger units and 50 gallons on smaller units (without hot tubs).

Electrical Service

There is a 200 amp service in each condo; the garage is on its own circuit. Hallways and common areas are on a separate circuit.

GE Appliances

All appliances, except for microwave unit, are space savers and have a manufacturers warranty for one year.

Gas Fireplace

Controlled by light switch near unit. Each fireplace has its own propane meter, located on the side of each building.

Floor System

Two-inch floor truss engineered and RC channel for sound deadening. Each condo unit has an individual floor system that is not connected to another unit on the same floor.

Wall System

Adjoining units are 14 inches thick with insulation and sound boards on both sides of the wall for optimal sound absorption. There is a sound barrier on walls between units and hallways.

Floor Coverings and Sound Proofing

Throughout each building there is a quarter-inch rubber matting system and a half-inch solid foam pad under the carpeting.

Sprinkler System and Smoke Detection

If there is a fire under a sprinkler head, only that head will go off. It must be 155°F for the cover to open and activate the sprinkler head. If a smoke detector goes off in one unit, all smoke detectors will go off in the building to warn occupants of a potential fire.

Windows

All are Andersen Windows 400 Series, high energy efficient.

Exterior Lighting and Fire Escape

All rear exterior lights must be on at all times after dusk as a code compliance issue. The staircase should be used primarily as an emergency exit.

Verizon Phone Service

Homeowner needs to call and activate service.