

**RB Homes, Inc.**  
152 Witherspoon St.  
Princeton, NJ 08542  
P: (609) 924-7111 / F: (609) 924-7199

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*STANDARD SPECIFICATIONS FOR  
304 EWING STREET  
PRINCETON, NEW JERSEY*

**EXTERIOR**

**Garage Doors:**

- \* One 16'x7' steel insulated, tan door.
- \* Two garage openers, 1 keypad
- \* Steel insulated with embossed panels with windows.

**Windows:**

- \* Pella Pro-Line casement windows

**Front Door:**

- \* Pella smooth star fiberglass entry door with sidelights. Color of front door to be chosen from standard builders selection.

**Exterior Patio Door:**

- \* Pella pro-line glass door

**Roof Shingles:**

- \* 30 year architectural fiberglass shingles - color from builders selection

**Siding:**

- \* Pre-finished Hardi Plank - color from builders selection.

**Gutters and Downspouts:**

- \* Brown aluminum gutters and leaders connected underground to storm water main.

**Exterior Trim:**

- \* Maintenance free Azek wrapped fascia and corners
- \* Tan Vinyl Soffits

**Front Steps:**

- \* Masonry, concrete risers and limestone treads with blue stone platform.

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**Rear Steps:**

- \* Wood steps to a 16'x16' interlock patio.

**Driveway:**

- \* Blacktop Driveway (asphalt)

**Entry Walk:**

- \* 3 foot wide interlock pavers from driveway to front door

**Exterior Electric:**

- \* 2 waterproof outlets

**Exterior Lighting Fixtures:**

**Landscaping:**

- \* Professionally landscaped with sod, bushes, trees, mulch, etc. Similarly finished to 333 Ewing street.

**INTERIOR**

**Insulation:**

- \* Exterior walls R-13
- \* Exterior ceiling R-30

**Drywall:**

- \* ½" wallboard (screwed and glued)

**Electric:**

- \* 200 Amp Service
- \* Wiring per electrical code
- \* Recessed lighting in kitchen, family room, living room, hallways.
- \* Fixtures

**Cable TV:**

- \* 6 TV outlets

**Telephone:**

- \* 6 telephone jacks

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**Smoke/CO detectors:**

- \* Per building code

**Plumbing:**

- \* 75 gallon direct vent water heater
- \* Fixtures- Moen faucets from builders selection
- \* American standard elongated toilet boles.

**HVAC:**

- \* 2 zone high efficiency furnace and air conditioning units.

**Kitchen:**

- \* Wolf Kitchen with island- color/door style from builders selection
- \* Granite countertops from builders selection
- \* Kitchen sink - stainless steel under mount from builders selection
- \* Kitchen faucet - pull out spray with liquid soap fixture by Moen from builders selection
- \* Cabinet hardware from builders selection

**Appliances:**

- \* Dishwasher - Jenn Air Stainless Steel
- \* Range - 30" Jenn Air Stainless Steel
- \* Microwave - Sharp Stainless Steel
- \* Hood - Jenn Air Stainless Steel
- \* Refrigerator - 36" Jenn Air stainless steel

**Security:**

- \* Lower level windows, doors, and basement with 3 Keypads.

**Flooring:**

- \* 2 1/4" #1 oak throughout all of 1<sup>st</sup> and 2<sup>nd</sup> floors with exception of bathrooms.
- \* Stain of floor from builders selection

**Railings:**

- \* Natural, stained Oak post to post with 1 3/4" painted white spindles or natural finish.

**Stairs:**

- \* Oak treads with pine risers to be stained from builders selection.

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**Fireplace:**

- \* 36" gas burning prefabricated fireplace with marble surround and custom mantel.

**Closets:**

- \* Standard ventilated vinyl coated wire shelving.

**Interior Trim:**

- \* Crown molding throughout all of 1<sup>st</sup> floor, 2<sup>nd</sup> floor hallway, and master bedroom.
- \* Six panel Masonite smooth skin doors (paint quality)
- \* 3 1/4" casing applied to all doors, windows, and trimmed openings
- \* 5 1/4" base applied throughout whole house
- \* Chair rail 2 3/4" Norman applied to dining room
- \* Coffered ceilings in dining room, design TBD on site.
- \* Shoe Molding provided through whole house.
- \* Tray Ceiling in master bedroom.

**Painting:**

- \* Standard will include 2 coats of flat paint on walls. Color from builders selection.
- \* 2 coats of semi-gloss enamel on all trim
- \* Custom colors or accent walls are available for additional cost.

**Powder Room:**

- \* Harwood flooring
- \* Pedestal Sink
- \* Moen single lever faucet

**Garage:**

- \* Drywall
- \* One coat of tape and spackle, and paint

**Master Bathroom:**

- \* Double bowl vanity with marble top from builders selection
- \* Two single lever faucet
- \* Custom tile in shower , 72" high
- \* Single lever Moen shower faucet
- \* Jacuzzi tub with Moen pull out spray faucet
- \* Marble floors, shower, floors, Jacuzzi surround

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**Hallway Bath:**

- \* American standard tub with Moen faucets
- \* Tile in shower 72" high
- \* Single vanity with cultured marble top from builders selection
- \* One single lever Moen faucet
- \* Tile for floors and shower

**Bedroom 4 Bath:**

- \* Shower with Moen faucets
- \* Tile in shower 72" high
- \* Single vanity with cultured marble top from builders selection
- \* One single lever Moen faucet
- \* Tile for floors and shower

**Laundry Room:**

- \* Supply hook ups for washer and dryer
- \* Ceramic tile floor from builders selection

**Warranty:**

- \* All mechanicals, roof, siding, windows, appliances, etc come with own warranty
- \* RB Homes supplies additional home owners warranty

**Additionally Included:**

- \* Vinyl Fence with one gate to encompass all of back yard. Fence to extend from back corners of the house to side and rear property lines.