

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

*STANDARD SPECIFICATIONS FOR
63-65 PATTON AVENUE
PRINCETON, NEW JERSEY*

EXTERIOR

Garage Doors:

- * One 8'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 builder's 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 builder's 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 Blue stone treads with blue stone platform

Due to our continued efforts to improve our product, all specifications are subject to change without notice or obligation.
For information only, this will survive contract date.

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Rear Steps:

- * Wood steps to a 14'x14' interlock patio

Driveway:

- * Blacktop Driveway (asphalt)

Entry Walk:

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

Exterior Electric:

- * 2 waterproof outlets

Landscaping:

- * Professionally landscaped with sod, bushes, trees, mulch, etc. Similarly finished to 73 Leavitt Lane

INTERIOR

Insulation:

- * Exterior walls – Spray foam R-19
- * Exterior ceiling – Spray foam R-38

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

Smoke/CO detectors:

- * Per building code

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Plumbing:

- * 75 gallon direct vent water heater
- * Fixtures- Moen faucets from builder's 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 builder's selection
- * Granite countertops from builder's selection
- * Kitchen sink - stainless steel under mount from builders selection
- * Kitchen faucet - pull out spray with liquid soap fixture by Moen from builder's
- * Cabinet hardware from builder's selection

Appliances:

- * Dishwasher - Jenn Air Stainless Steel
- * Range - 36" Jenn Air Stainless Steel
- * Microwave - Sharp Stainless Steel
- * Hood - Zephyr Stainless Steel; chimney style hood
- * Refrigerator - 36" Jenn Air stainless steel

Security:

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

Flooring:

- * 3 1/4" select oak throughout all of 1st and 2nd floors with exception of bathrooms
- * Stain of floor from builder's 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 builder's selection

Fireplace:

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

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Closets:

- * Standard ventilated vinyl coated wire shelving

Interior Trim:

- * Crown molding throughout all of 1st floor, 2nd 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 builder's 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 builder's selection
- * Two single lever faucets
- * 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

Bedroom 2 Bath:

- * American standard tub with Moen faucets
- * Tile in shower 72" high
- * Single vanity with cultured marble top from builder's selection

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- * One single lever Moen faucet
- * Tile for floors and shower

Bedroom 3 Bath:

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

Laundry Room:

- * Supply hook ups for washer and dryer
- * Ceramic tile floor from builder's 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; to comply with any easements