

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

*STANDARD SPECIFICATIONS FOR
17 ELM LANE
PRINCETON, NJ 08540*

EXTERIOR

Garage Doors:

- * Two 16' x 7' steel insulated, tan door
- * Two garage openers, 1 keypad
- * Steel insulated with embossed panels with windows

Windows:

- * Pella Pro-Line double-hung windows

Front Door:

- * Pella smooth star Mahogany entry door with sidelights and transom.

Exterior Patio Door:

- * Double Pella pro-line glass door; side door Pella smooth star Fiberglass

Roof Shingles:

- * 30-year architectural fiberglass shingles, Timberline 6ft

Siding:

- * Pre-finished Hardi Plank – on sides and rear
- * Environmental Stone Works on front facades

Gutters and Downspouts:

- * Brown aluminum gutters and leaders connected underground to storm water management system

Exterior Trim:

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

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Front Steps/side steps:

- * Masonry, stone and blues stone treads with blue stone platform

Rear Steps:

- * Masonry paver steps to a 26' x 20' Blue stone patio with fire pit

Driveway:

- * Paved driveway at front of house
- * Material – 2-inch-thick asphalt over 2 inches of compacted quarry process material and 4 inches of 2 ½" stone
- * Belgium Block curbing
- * Belgium Block Apron

Entry Walk:

- * 4-foot-wide Blue stone from street to front door. Blue stone landing steps from garage side door to backyard

Exterior Electric:

- * 3 waterproof outlets

Landscaping:

- * Professionally landscaped with sod, bushes, trees, mulch, etc. Per builder's plan
- * Sprinkler system included

INTERIOR

Insulation:

- * R38 Kraft-faced spray insulation batts to be installed in ceilings and in overhangs under heated rooms above
- * R19 Kraft-faced fiberglass batts to be installed in Master shower and Garage partition
- * R19 Kraft-faced fiberglass batts to be installed in exterior walls and beam ends and band joists
- * 1 ½" rock wool and fire block sealant foam packed in all penetrations

Drywall:

- * ½" wallboard (screwed and glued)

Electric:

- * 200 Amp Service
- * 100-amp sub panel
- * Wiring per electrical code
- * Recessed lighting in kitchen, family room, living room, hallways.
- * Under lighting in kitchen cabinets, overhead lighting in glass cabinets.

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Cable TV:

- * 8 TV outlets

Telephone:

- * 6 telephone jacks

Smoke/CO detectors:

- * Per building code

Plumbing:

- * 75-gallon direct vent water heater – Brad Ford White
- * Fixtures- Moen faucets – See attached specs.
- * American standard elongated toilet bowls

HVAC:

- * 4 zone high efficiency furnace and air conditioning units
- * 3 Carrier furnaces with 1-zone damper for basement

Kitchen:

- * Woodmasters custom cabinetry. White shaker cabinets in kitchen
- * High quality all wood cabinets: soft closing drawers and doors
- * Granite countertops from builder's selection
- * Kitchen sink - stainless steel under mount
- * Kitchen faucet - pull out spray with liquid soap fixture by Moen – See attached spec sheet
- * Cabinet hardware from builder's selection
- * Pot Filler over range

Appliances:

- * 48" Sub Zero Refrigerator
- * 48" Wolf Dual Fuel Range
- * 54" Best Hood
- * 24" Miele Dishwasher
- * 30" Sharp Microwave drawer
- * 24" Marvel Wine Cooler

Security:

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

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Flooring:

- * 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 continuous railing with 1 3/4" painted white spindles or natural finish

Stairs:

- * Oak treads with pine risers to be stained from builder's selection

Fireplace:

- * 48" gas burning prefabricated fireplace with marble surround and custom mantel in living room/sun room
- * 56" gas burning prefabricated fireplace with marble surround and custom mantel in family room

Closets:

- * Ventilated wire shelving for all other closets

Interior Trim:

- * Crown moldings in all bedrooms and halls. Base moldings in all bedrooms. Timeless, classic detailed-designed and installed trim package throughout home. Open foyer with custom wood molding to second floor. Great room with coffered ceilings. Custom paneled library with French doors. Windows, doors, and trimmed openings all to have detailed oversized casing and moldings
- * Crown molding throughout all 1st floor, 2nd floor hallway, and master bedroom/ 2-piece crown in living room and family room
- * 2 raised panel Colonial door (solid in all bedrooms, bathrooms, and living areas)
- * 3 1/2" casing applied to all doors, windows, and trimmed openings
- * 5 5/8" base applied throughout whole house
- * Chair rail 2 3/4" Norman applied to dining room
- * Coffered ceilings in dining room, master bedroom
- * Shoe Molding provided through whole house.
- * Tray Ceiling in master bedroom
- * Built in bookcase in library; built in seating in mud room
- * Built in panels in master bath, hallway, dining room, library

Painting:

- * Interior painting to have 1 primer coat and 2 finishing coats on walls
- * 1 primer coat and 3 coats on trim

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Powder Room:

- * Harwood flooring
- * Custom vanity
- * Moen single lever faucet

Garage:

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

Master Bathroom:

- * Double bowl vanity with marble top to match floors
- * Two single lever faucet
- * Marble tile in shower, walls and ceiling
- * Single lever Moen shower faucet, rain head and body sprayers
- * Free standing soaking tub
- * Marble floors, shower, floors, and marble surround
- * Under floor radiant heating

Private Bath 1:

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

Private Bath 2:

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

Jack and Jill Bath:

- * American standard tub with Moen faucets
- * Tile shower 72" high
- * Single vanity with marble top
- * Tile for floors and shower

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Basement Bath:

- * Shower with custom tile
- * Tile shower 72" high
- * Single vanity with marble top
- * Tile for floors and shower

Mirrors:

- * Beveled edge mirrors in all bathrooms

Shower Enclosures:

- * Frameless shower door enclosure in Master bathroom
- * Semi frameless door enclosures in rest of bathrooms
- * Toilet paper holders, towel bars, towel rings to be picked from builder's selection

Cabinetry and Countertops:

- * Custom Woodmasters vanities in all bathrooms.
- * Laundry room with built-in cabinets and storage
- * Marble counter tops with porcelain bowl for all vanities

Laundry Room:

- * Supply hook ups for washer and dryer
- * Ceramic tile floor from builder's selection
- * Laundry sink and cabinets with granite top

Basement:

- * Fully finished basement
- * Moldings - base, casing for doors and windows
- * Pre-finished engineered hardwood floors

Additional:

- * All hookups for generator supplied and installed
- * 8 speakers supplied and installed.
- * Cedar fence 6' to enclosed rear and side yards

Warranty:

- * All mechanicals, roof, siding, windows, appliances, etc. come with own warranty
- * RB Homes supplies additional home owner's warranty