



STANDARD FEATURES LIST

ARCHITECTURAL PLANS TO BE CUSTOM DESIGNED AND TAILORED TO EACH CLIENT

All standard selections below will be made from Builder provided standards. Standard materials will be selected from a combination of brochures, samples and showrooms.

- Full brick front. Mortar color to be gray.
- Front steps to be same brick as house with limestone treads.
- Vinyl siding to be 0.40" clapboard siding.
- Moisture barrier home wrap behind siding.
- Dimensional roof shingles.
- Ridge vent at roof ridge for whole home ventilation.
- Ice & water shield wrap installed at all roof valleys.
- Seamless leaders and gutters in white, 5k size.
- Thermally insulated solid fiberglass entry door, 6 panel 6'8" X 3'0" with two side lites painted white.
- High efficiency argon filled vinyl windows with full screens.
- High efficiency argon filled vinyl double pane 6' sliding door at rear with included sliding screen.
- 3 car side-entry garage with white 9' x 8' garage doors.
- Garage door opener at each door.
- Two frost free hose bibs provided (*one at front & one at rear*).
- 3' wide concrete pads at all exterior doors.
- 3' wide concrete walkway from driveway to front entry.
- Paved asphalt driveway.
- Seeded yards.
- Public water, sewer and gas connection.
- 2x6 exterior wood frame construction.
- 11-7/8" engineered flooring beams at living areas.
- Rafter roof framing
- Exterior steps and steps from house to garage (*if required*) to be pressure treated wood with pressure treated wood railing.
- Full poured concrete foundation to be 9' (8'8" clearance in most areas).



- First floor to be 9' in height.
- Second floor to be 9' in height.
- Radon pipe and extend out through roof. Attic to have electrical outlet in case a fan (*not included*) needs to be fitted in at a later date.
- Insulation per specification below:

-flat ceilings	R-38 kraft
-sloped ceilings	R-30 kraft
-garage ceiling under living	R-38 kraft
-2x6 exterior walls	R-19 kraft
-draft stop penetrations	red high heat draftstop caulk e-136
-draft stop penetrations	1.5 iig thermafiber
- Drywall throughout the house will be ½” using screws. Garage may require 5/8”, in that case, that will be included.
- 36” gas direct vent fireplace with gas logs, remote control, slate surround.
- Interior painting to be by Sherwin Williams brand, master-hide paint, or equal. Three color-package, all Walls one color, all ceilings one color and all wood surfaces one color. Walls And ceilings to receive flat finish, wood to receive semi-gloss finish.
- 92% high efficiency furnace in basement and 80% efficiency furnace in attic.
- First floor and second floor will each be on their own zones.
- Attic to receive a platform for easy access to the furnace for filter replacement and maintenance.
- AC units to be 13 SEER
- Programable thermostats for both zones.
- All bathrooms to receive fans vented to exterior. If fan/lights are needed, those will be used instead of standard fans.
- Ventilation for dryer.
- Proper sized ventilation for kitchen exhaust.
- 200 amp underground electric service.
- 40 recessed lights, white LED trims, location at Buyer discretion.
- Decora style switches throughout the house in white.
- Chandelier boxes in Foyer & Dining Room.
- 10 phone/cable outlets at Buyer’s discretion.
- Hardwired and battery backed up smoke & carbon monoxide detectors to code.
- Lighting fixtures: Seller will install Buyer provided (*UL Approved*) fixtures provided that: fixtures do not require assembly; are not relatively heavy (*in discretion of Seller*); are located in the standard areas where original Seller’s fixtures were to be installed; and are at the job site at the pre-scheduled time. Otherwise, builder grade fixtures will be installed. Buyer holds Seller harmless for any damage arising from and/or related to Seller installing of Buyer’s fixture(s).
- PEX water supply lines, PVC drain lines.



- 75-gallon high efficiency direct vent gas hot water heater
- Sump pit and sump pump in basement.
- Stainless steel kitchen sink for 30" sink base cabinet.
- 15' Lineal feet of cabinets with 42" (wall) kitchen cabinets per Builder's showroom selection.
- Level 1 Granite countertops with 4" backsplash at Kitchen and Bathrooms per Builder's showroom selection.
- Stainless steel natural gas range.
- Over the range vented hood approx. 200cfm
- Water line for ice maker.
- All faucets to be polished chrome faucets.
- Ceramic tiles, per Builder's standard selections, to be installed at
 - All bathroom floors
 - Shower and tub walls to 6'
 - Master bathroom tub, platform and 2' on wall.
 - Laundry room floor
- Master Bathroom:
 - 5' soaking tub, white, built into tiled raised platform.
 - Double vanities with granite countertops.
- Full bathrooms equipped with vanities with granite countertops.
- Powder room equipped with pedestal sink in white.
- All bathrooms equipped with a 36" high mirror.
- All bathrooms equipped with elongated toilets in white.
- All standard tubs in white.
- All drains to be polished chrome.
- All shower pads to be in white.
- Laundry room to be equipped with 18" laundry tub, and with washer and gas dryer connections only.
- Painted design ceiling in Dining Room.
- Colonial painted 5-1/4" crown molding in Living room, Family room and Dining Room.
- Colonial painted 3" chair rail with picture frame wainscoting in Dining Room.
- Colonial painted 5-1/4" baseboard throughout the house.
- Colonial painted 3-1/4" door and window casing throughout the house.
- Raised 6-panel hollow core molded interior doors, polished brass hinges.
- Interior and exterior door locks to be in polished brass.
- All closets equipped with ventilated shelving.
- Main & service stairs to be equipped with natural, semi-gloss finish, oak treads and painted risers and stringers.



- Main and service stairs equipped with solid 6010 natural semi-gloss finish oak handrails, post to post, with prefinished colonial balusters per Seller’s standards.
- Basement stairs to be unfinished pine with standard round handrail.
- Fold-down attic stairs with 6” deep treads and heavy-duty locking springs.
- Carpeting with 6 lb. pad in all bedrooms, bedroom closets and second floor hallway.
- 3-1/4” x 3/4” thick solid natural, semi-gloss finish, red oak flooring to be provided at balance of the home. Wood to be installed perpendicular to the floor beams.
- 10/2-year homeowner’s warranty backed by the state of New Jersey

*****END OF STANDARD FEATURES LIST *****

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