

Standards for New Construction
16 Hartshorne Road
Ocean, NJ 07712

EXTERIOR FEATURES

- Vinyl Siding with Cedar Impression Accents
- Color Coordinated Shutters
- Stacked Stone as per plan
- Insulated Decorative Front Door
- 30 Year Roof Shingles
- City Water & Sewer
- Raised Panel Carriage Style Insulated Garage Doors
- 2 Weather Resistant Electrical Outlets
- 2 Frost Resistant Hose Bibs
- Paved Driveway
- Concrete Walk
- 2 Car Garage
- Front, Side and Rear Yards Seeded

INTERIOR FEATURES

- Superior Wall System Basement
- 9' Ceilings First Floor
- 200 Amp Electrical Service
- Single Hung Tilt Out or Casement Vinyl Windows with Grills & Screens per plan
- Insulated Vinyl Sliding Door
- Interior Garage Walls Painted
- Sealed, Direct Vent, Gas Fireplace with tile surround & painted mantle
- Painted Trim
- Decorative moldings
- Raised Panel Interior Doors, Paint Quality
- Interior Oak Hand Rails
- Oak Treads/painted risers on Interior Stairs
- Ventilated Closet Shelving
- Pre-Finished Hardwood Flooring in Foyer, Dinette,

Kitchen, Dining Room, Living Room, Family Room, Laundry Room, Powder Room & Upstairs Hallway

- Ceramic Tile in all Full Baths
- Carpet in Bedrooms
- Full Mirrored Vanities with Lighting in Full Baths
- Lavish Master Bath with Tiled Shower
- Custom Timberlake Vanities with Choice of Level 1 Granite Tops in all Baths
- One-piece Fiberglass Tub/Shower in Main Bath
- Timberlake Kitchen Cabinets with Level 1 Granite
- Stainless Steel Undermount Kitchen Sink
- Stainless Steel Dishwasher, Self-cleaning Range & Microwave

UTILITIES & ENERGY SAVING FEATURES

- 2 Zone Gas Forced Hot Air Heat
- 2 Zone Central Air Conditioning
- Tankless Gas Hot Water Heater
- Day/Night Thermostat
- Wall Insulation 3 ½" R-13
- Foam Ceiling Insulation
- ½" Sheetrock on Walls
- 1 Telephone & 2 Pre-Cable Jacks, GFI Safety Outlets in Kitchen & Baths
- Smoke Detectors & Carbon Monoxide Detector in Halls & Bedrooms (per Code)
- Home Buyers Warranty