



**Block 2 Lot 7.02
6 Imbrie Place
Sea Bright, New Jersey**

Detailed List of Included Items

Exterior

- Andersen 200 series tilt-wash windows with insulated glass and fine light grills on upper sash
- (2) 9' X 8' Raynor "Showcase" insulated garage doors – "Tuscany Closed Arch" style
- (2) Electric garage door openers with keypad– Belt Driven
- CertainTeed Cedar Impressions on all elevations
- 3 ½" Wide J-channel around all windows and doors
- Bluestone front porch
- Bluestone rear porch
- Timberline dimensional roof shingles – 30 year
- Bluestone walkway from house to driveway
- Stone applied to the foundation on the front elevation
- Irrigation System for front, side and rear yard.
- Full sod lawn
- Front beds will be landscaped
- 6 recessed lights on front porch
- (2) Ceiling fans on front porch

FIRST FLOOR

Entry Foyer

- Hardwood Floors - 3 ¼" - 4" Red Oak (4" will be used as long as the material price does not exceed \$1.00 per square foot over the price of 3 ¼" at the time of install) Buyer will have the ability to make up the difference, if any at that time.
- Crown Molding – 4 5/8" Regal crown Molding
- Casing- 3 ½" Windsor
- Base Molding - 5 ½" Colonial neck base molding
- One Coat Closet with crawl space access panel
- Box molding applied to walls at 40" height (will continue up stairwell)

Dining Room

- Hardwood Floors - 3 ¼" - 4" Red Oak (4" will be used as long as the material price does not exceed \$1.00 per square foot over the price of 3 ¼" at the time of install) Buyer will have the ability to make up the difference, if any at that time.
- Crown Molding- 4 5/8" Regal Crown Molding
- Casing- 3 ½" Windsor
- Base Molding- 5 ½" Colonial neck base molding
- Box Molding applied to walls at 40" height
- Wet Bar
- Recessed light in butler's pantry

Great Room

- Hardwood Floors - 3 ¼" - 4" Red Oak (4" will be used as long as the material price does not exceed \$1.00 per square foot over the price of 3 ¼" at the time of install) Buyer will have the ability to make up the difference, if any at that time.
- Crown Molding- 4 5/8" Regal Crown Molding
- Casing- 3 ½" Windsor
- Base Molding- 5 ½" Colonial neck base molding
- Wood burning Fireplace with gas log set and granite/marble surround
- Custom Wood Mantel with room for 60" wall hung television above fireplace
- Custom Built-ins on both sides of fireplace
- Half wall areas to have bookshelves built-in to the great room side of the walls
- Coffered Ceiling
- 4 Recessed Lights
- Ceiling fan

Den/ Study

- Hardwood Floors - 3 ¼" - 4" Red Oak (4" will be used as long as the material price does not exceed \$1.00 per square foot over the price of 3 ¼" at the time of install) Buyer will have the ability to make up the difference, if any at that time.
- Crown Molding- 4 5/8" Regal Crown Molding
- Casing- 3 ½" Windsor
- Base Molding- 5 ½" Colonial neck base molding

- Double French door- 15 Lite
- Pocket door leading to Family room will be 15 Lite
- Ceiling Fan w/ light
- Book shelves on left and right of french doors

Kitchen

- Hardwood Floors - 3 ¼"- 4" Red Oak (4" will be used as long as the material price does not exceed \$1.00 per square foot over the price of 3 ¼" at the time of install) Buyer will have the ability to make up the difference, if any at that time.
- Crown Molding- 4 5/8" Regal Crown Molding
- Base Molding- 3 ½" Windsor
- 6 Recessed Lights
- Semi- Custom cabinetry w/ granite countertops
- Large Center Island with granite top and 2 pendant lights above
- Granite Countertops
- Tile backsplash
- Under cabinet lighting above work surfaces
- Stainless steel sink w/ garbage disposal
- Pot Filler above range top

Pantry

- Base Molding- 5 ½ " colonial neck base
- Casing- 3 ½" Windsor
- Wood shelving

First Floor Bath

- Tiled floor and tile shower w/ seat
- Kohler and Moen Fixtures
- vanity w/ granite countertop
- Beadboard applied to walls up to 40" height
- Crown Molding- 4 5/8" Regal Crown Molding
- Base Molding- 5 ½ " colonial neck base
- Casing- 3 ½" Windsor

Mudroom

- Hardwood Floors - 3 ¼"- 4" Red Oak
- Crown Molding- 4 5/8" Regal Crown Molding
- Base Molding- 5 ½ " colonial neck base
- Casing- 3 ½" Windsor
- Built in cubby system for 2
- Beadboard applied to walls up to 40" height

SECOND FLOOR

Upstairs Stair Hall

- Hardwood Floors - 3 ¼" - 4" Red Oak (4" will be used as long as the material price does not exceed \$1.00 per square foot over the price of 3 ¼" at the time of install) Buyer will have the ability to make up the difference, if any at that time.
- Crown Molding- 4 5/8" Regal Crown Molding
- Base Molding- 5 ½ " colonial neck base
- Casing- 3 ½" Windsor
- 5 Recessed Lights

Master Suite

- Crown Molding- 4 5/8" Regal Crown Molding
- Base Molding- 5 ½ " colonial neck base
- Casing- 3 ½" Windsor
- 4 Recessed Lights
- Center Chandelier or fan
- Carpet

Master Closet

- Custom closet design (see attachment)
- Carpet
- Base Molding- 5 ½ " colonial neck base
- Casing- 3 ½" Windsor

Master Bath

- Tiled shower w/ corner seat
- Tile floor
- Tiled tub surround
- Moen & Kohler fixtures
- Linen closet w/ shelving
- Base Molding- 5 ½" colonial neck base
- Casing- 3 ½" Windsor

Bedrooms 2, 3 and 4

- Base Molding- 5 ½ " colonial neck base
- Crown Molding- 4 5/8" Regal Crown Molding
- Casing- 3 ½" Windsor
- Bar & shelves in all walk in closets

Second Floor Baths

- Base Molding- 5 ½ “colonial neck base
- Casing- 3 ½” Windsor
- Tile floors
- Vanities w/ cultured marble countertops
- Tile Tub surrounds
- Kohler and Moen fixtures

Laundry Room

- Base Molding- 5 ½ “colonial neck base
- Crown Molding- 4 5/8” Regal Crown Molding
- Casing- 3 ½” Windsor
- Tile floor
- Semi custom cabinetry w/ laminate countertop

Game Room

- Base Molding- 5 ½ “colonial neck base
- Crown Molding- 4 5/8” Regal Crown Molding
- Casing- 3 ½” Windsor
- Carpet
- Balcony – 13’4” x 6’0”

Play Room

- Base Molding- 5 ½ “colonial neck base
- Crown Molding- 4 5/8” Regal Crown Molding
- Casing- 3 ½” Windsor
- Carpet
- Balcony – 14’0” x 6’0”

Miscellaneous Features

- Schlage interior door knobs in your choice of finish
- Masonite solid core doors for bedrooms and baths and hollow core for closets
- Schlage exterior door hardware for front door in your choice of finish

Extras

- Deck extension
- Natural gas generator

Tile

- All bathroom floors
- Custom master shower stall – Walls and floor w/ (2) marble shelves
- Tub walls in Bath 2 and Bath 3
- Tile backsplash in kitchen
- Laundry Room floor

Plumbing

- Kohler Devonshire toilets with standard chrome lever
- Pinot pedestal sink in powder room
- All faucets and shower trim will be Moen – chrome
- Stainless steel undermount kitchen sink
- Kohler chrome faucet w/ hand spray
- Tankless AO Smith hot water heater
- 2 exterior hose bibs
- Pex domestic water system.

Kitchen Cabinets & Vanities

- All Cabinets will be chosen by the buyer through one of the builders recommended vendors.
 - Kitchen Cabinets
 - Master Bath
 - Butler's Pantry
 - Bath 2
 - Bath 3
- Cultured marble vanity tops on vanities in Bath 2 and Bath 3
- Granite installed in kitchen and master bath
- Granite will be selected up to single silver line and have a choice of standard edges

Electrical system

- Electrical system to in compliance with all local codes.
- A licensed electrician will wire the house to code.
- All rough wiring will be completed as per plans and codes. Outlets, exhaust fans, switches and smoke/carbon monoxide detector as per code are included in this contract.
- Purchase of lighting fixtures (except for recessed lighting) is responsibility of owner.
- There are 32 Recessed lights included .
- Telephone (4) and cable (6) to be installed. (Location to be determined by owners.)
- ***The following is a list of all electrical items that are included in this contract. The items are as per plans. Any additional electrical work not shown on plans, or added to contract will become change orders.
- 1- 200 amp service with disconnect and remote panel

- 2 zones of A/C and heat with service receptacle
- 1 Garage subpanel
- 1 Basic doorchime
- 1- 220 volt up to 40 amp feed for kitchen appliance
- 1 microwave circuit
- 1 Dishwasher circuit
- 1 disposal receptacle
- 1 Hood feed
- 59 General receptacles
- 15 Kitchen and appliance receptacles with GFI Protection
- 1 Laundry Circuit
- 1 Bath circuit with 6 receptacles
- 48 single pole switches
- 10 three way switches
- 7 ceiling fans
- 38 surface or wall mount lights
- 29 Recessed lights with 6" white trim
- 3 recessed lights for wet locations
- 4 Bathroom exhaust fans
- 5 outdoor receptacles with GFI protection and bubble covers
- 4 carbon/ smoke detectors
- 4 smoke detectors
- 1 Hard Wired alarm system including door contacts and 1 motion detector centrally located
- *****All circuits are not GFI protected but will be arc fault protected. Devices will be standard type and tamper proof. Dimmers and controls are not included.
- Hardwired security system (Burglar alarm)
- 6 Zone audio system roughed in only.

Heating and AC

- 2 Zone forced gas forced hot air heat
- 2 Zone central air condition
- All equipment by Rheem

Paint

- Benjamin Moore
- Trim and doors semi-gloss white
- Ceilings flat white
- Four colors (flat finish) first floor walls
- Four colors (flat finish) second floor walls
- Up to 8 colors combined over the first and second floor.

Flooring

- First Floor and second floor hallway will be # 3 ¼” #1 Red Oak.
- Second floor bedrooms will be carpet.

Miscellaneous

- Standard mirrors in bathrooms
- Crawl space insulation will be closed cell spray foam.

NOTE: Purchasers to make all selections from Builder's vendors. No third party vendors permitted.