

Included Features List for Oakley Reserve

Heritage Series Single Family Homes Included Features Bridgewater II, Chelsey, Chesapeake, Griffin, and Radford Exterior Features

- Professionally Designed Landscape Package
- Sod Lawns; Partial Front, Side, and Rear
- Two Car Front Load Garage w/Asphalt Driveway
- Pre-Wired for Garage Door Openers
- Individual Well and Septic System
- 25-Year Shingles
- Low Maintenance 5" Straight Lap Vinyl Siding
- Vinyl Shutters
- Concrete Lead Walk and Stoop
- Front and Rear Hose Bibs & Electrical Outlets
- Reinforced Poured Concrete Foundation Walls
- Insulated Fiberglass Front Entry Door w/dead bolt
- OSB wall sheathing with Vapor Barrier
- Designer Lighting at Garage & Front Entry
- Low Maintenance Aluminum Wrap Trim
- Mailbox

Interior Features

- Nine Foot Ceilings on Main Level
- Dramatic Two Story Foyer with Hardwood Flooring
- Wall to Wall Carpet in choice of Color
- 7/16" 6.0 lb. Carpet Pad
- Rough-in for Ceiling Fan with Light at Family Room & Owners Bedroom
- Ceiling Light in Secondary Bedrooms
- 3 CAT5 Phone and 3 RG6 Cable Pre-Wires
- Structured Wiring Panel for TV/PH
- Prewired Alarm System
- 200 amp Electrical Service
- Interconnected Smoke Alarm on Each Floor
- Washer & Dryer Hook-up with Dryer Vent
- Full Basement with 3 Piece Rough-in for a full Bath
- Two Panel Interior Doors
- Sliding Glass Doors with Interior Grilles
- Flow guard Gold CPVC Water Service
- Ventilated Closet Shelving
- Nailed, Glued, & Screwed 3/4" Tongue & Groove Subfloor

INCLUDED FEATURES 12.1.2015	DATE:
HOUSE TYPE:	COMMUNITY : HOMESITE:
ELEVATION GARAGE: LEFT OR RIGHT	HOMEOWNER
MANAGER:	SIGNATURE

ALL PLANS SUBJECT TO CHANGE WITHOUT NOTICE, AS DETERMINED BY ATLANTIC BUILDERS

Included Features List for Oakley Reserve

- Drywall Garage Walls, Tape, unpainted

E-Home Features

- 15 SEER (Seasonal Energy Efficiency Rating) heat pump & air conditioning systems
- Programmable thermostats
- 80 Gallon Hybrid Water Heater
- R-49 blown cellulose attic insulation
- R-15 Exterior wall insulation
- R-11 Unfinished Lower Level Insulation
- R-13 Wall Insulation in Finished Lower Level Areas
- Comprehensive Air Sealing around windows, doors, joints and sill plates
- Thermal break perimeter insulation at foundation (walk-out condition only)
- Vinyl Windows with High Performance Low-E glass

Heritage Kitchens

- 42" Wood Cabinets with choice of Color
- No-Wax Resilient Floors
- Laminate Countertops with Stainless Steel Double Bowl Sink
- Heritage Kitchen with Kenmore Black Appliances:
 - 21 cu ft. Top Freezer Refrigerator
 - Smooth top Range
 - Insulated Dishwasher
 - Microwave/Range hood Combo
 - Garbage Disposal

Baths

- Moen Faucets
- Luxury Owners Bath with Soaking Tub and Separate Shower with 6 x 6 Ceramic Tile Surround, per plan
- Double Vanities in Owners Baths (per plan)
- 6 x 6 Ceramic Tile Tub/Shower Surround in all other Full Baths
- Resilient Flooring in all Full Baths
- Exhaust Fans in all Baths
- Designer Elongated Toilets
- 12"x12" Ceramic tile flooring in Powder Room
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The Atlantic Builders Commitment

- C & F Mortgage Corporation or George Mason Mortgage Loan Packages

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Included Features List for Oakley Reserve

- Title Work through Homebuyers Title and Escrow
- Frequent Progress Reports
- Pre-Construction and Pre-Drywall Meetings
- Quality Assurance Inspection (Internal Inspection)
- Pre-Settlement Demonstration
- 60-Day Warranty Check-up
- 10-month Warranty Check-up
- 1 Year Builder/2 Year Systems/ 10 Year Structural Warranty

Classic Series Single Family Homes Includes All Features Listed above plus the following enhancements

Exterior Features

- 30-Year Architectural Shingles

Interior Features

- Crown Molding in Foyer and Dining Room
- Chair Rail Molding in Foyer and Dining Room

Baths

- 6 x 6 White Ceramic Floor Tile in Full Baths

Gourmet Kitchens

- Granite Countertops and Stainless Under mount Sink
- Gourmet Kitchen with Kenmore Black Appliances:
 - 23 cu ft. Side-by-Side Refrigerator
 - Electric 4-Burner Cook top
 - Insulated Dishwasher
 - 30" Self Cleaning Wall Oven and Microwave
 - Garbage Disposal

In the interest of continuous improvement, Atlantic Builders reserves the right to modify or change specifications and design features without prior notice. Revised December 2015

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Included Features List for Oakley Reserve

Executive II Series Single Family Homes Included Features Raleigh II, and Whitman II

EXTERIOR FEATURES

- Professionally Designed Landscape Package
- Sod Lawns; Front, Side and Rear
- Two-Car Front Load Garage with Asphalt Driveway
- Pre-Wired for Garage Door Openers
- Thirty Year Architectural Shingles
- Low-Maintenance 5" Straight Lap Vinyl Siding & Shutters
- Stone on Foundation Front
- Concrete Lead Walk and Stoop
- Asphalt Driveway
- Individual Well & Septic System for each home
- Front and Rear Hose Bibs & Electrical Outlets
- Reinforced Poured Concrete Foundation Walls
- Interior & Exterior Drain Tile System
- Decorative Insulated Fiberglass Front Entry Door with dead bolt
- Patio Style Doors with Interior Grilles
- OSB Subsiding w/Vapor Barrier
- Exterior Designer Lighting Package
- Low Maintenance Aluminum Wrap Trim
- 8' High Garage Doors, per plan

EXECUTIVE KITCHENS

- 36"/ 42" Staggered Height Wood Cabinets, per plan
- Recessed Lighting Package, per plan
- Brushed Nickel Moen Brantford Faucet
- 2 1/4" Oak Strip Hardwood Flooring
- Granite Countertops and Stainless Steel Under Mount Sink
- Executive Kenmore Black Appliance Package
 - 25.4 cu ft. Side-by-Side Refrigerator
 - Electric 5-Burner Cook top
 - Insulated Dishwasher
 - 30" Self Cleaning Double convection Wall Oven
 - Microwave/ Range hood Combo over cook top
 - Garbage Disposal

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Included Features List for Oakley Reserve

E-Home FEATURES

- 15 SEER (Seasonal Energy Efficiency Rating) heat Pump and air conditioning systems
- Programmable thermostats
- 80 Gallon Hybrid Water Heater
- R-49 blown cellulose attic insulation
- R-15 Exterior Wall insulation
- R-11 Unfinished Lower Level Insulation
- R-13 Wall Insulation in Finished Lower Level Areas
- Comprehensive Air Sealing around windows, doors, joints and sill plates
- Thermal break perimeter insulation at foundation (walk-out condition only)
- Vinyl Windows with High Performance Low-E glass

INTERIOR FEATURES

- Nine Foot Ceilings on All Levels
- Two Tone Paint Package
- Dramatic Two story Foyer with 2 1/4" Hardwood Strip
- 1 Piece Crown and Chair Molding in Foyer and Dining Room
- 6" Base Molding
- Satin Nickel Hardware and Lighting Package in Foyer, Dining Room and Nook
- Wall to Wall Carpet in choice of Color
- 7/16", 6.0 lb. Carpet Pad
- 12" x 12" Ceramic Tile in the Laundry/Mud Room
- Washer & Dryer Hook-up with Dryer Vent
- Rough-in for Ceiling Fan with light at Family Room & Owner's Bedroom
- Brushed Nickel Ceiling Light in Secondary Bedroom
- 3 CAT5 Phone and 3 RG6 Cable Pre-Wires
- Prewired Security System
- Structured Wiring Panel for TV/PH
- Interconnected Smoke Alarm on Each Floor
- Two Panel Interior Doors
- Full Basement with 3 Piece Rough In for a Full Bath
- 400-Amp Electrical Service
- Screwed & Nailed Drywall
- Nailed, Glued and Screwed 3/4" Tongue and Groove Sub Floor
- Flow guard Gold CPVC Water Service
- Ventilated Closet Shelving
- Hi/Low Shelving, with included shoe rack, in Master Closet
- Full Drywall and Tape Garage Walls, with one coat of paint

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Included Features List for Oakley Reserve

BATHS

- Moen Brantford Faucets
- 6" x 6" Ceramic Tile Flooring and Tub Surround in Full Baths
- Luxury Owner's Bath with Soaking Tub and Separate Shower with 6 x 6 Ceramic Tile Surround , per plan
- Frameless Glass Shower Door with Chrome Trim and Clear Glass
- 6" x 6" Ceramic Tile Flooring and 6" x 6" Ceramic Tile Surround and Tub Deck in Owner's Bath
- Elevated Height Vanity in Owner's Bath
- Cultured Marble Vanity Sink Tops in all Full Baths
- Designer Elongated Toilets
- First Floor Powder Room with Vanity, Mirror and 12'x12" Ceramic Tile Floor

THE ATLANTIC BUILDERS COMMITMENT

- C & F Mortgage Corporation and George Mason Mortgage Loan Packages
- Title Work through Home Buyers Title Company
- Frequent Progress Reports
- Pre-Construction Meeting
- Pre-Drywall Meetings
- Quality Assurance Inspection (Internal Inspection)
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