

Included Features for Stafford Estates

Heritage Series Single Family Homes Included Features
Bridgewater II, Chelsey, Griffin, McKinley, 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 ¾" Tongue & Groove Subfloor
- Drywall Garage Walls, Tape, unpainted

E-Home Features

- 15 SEER (Seasonal Energy Efficiency Rating) heat pump & air conditioning systems

Included Features for Stafford Estates

- 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 Argon Gas Filled 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 GE 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 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

The Atlantic Builders Commitment

- Priority Financial, C & F Mortgage Corporation or George Mason Mortgage Loan Packages
- 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

Included Features for Stafford Estates

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 GE Black Appliances:
 - 23 cu ft. Side-by-Side Refrigerator
 - Electric 4-Burner Cooktop
 - 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