

INCLUDED FEATURES

PRATTS RUN

Waynesboro, VA



Interior Inclusions

- Nine Foot Ceilings on Main Level – Eliot and Montvale
- Eight Foot Ceilings on Main Level – Brooke and Drew
- Luxury Vinyl Plank (LVP) Flooring in Foyer and Kitchen
- Two-tone Sherwin Williams Interior Paint Package
- Wall to Wall Carpet in Choice of Color with 7/16" 6 Pound Padding
- Rough-in for Ceiling Fan with Light in Family Room & Master Bedroom
- Brushed Nickel Ceiling Lights in Secondary Bedrooms
- 200 amp Electrical Service
- 2 CAT6 Phone/Network and 2 RG6Q Cable Pre-Wires
- 1 CAT6 Wireless Access Point Pre-Wire
- Structured Wiring Panel for TV/Phone
- Pre-wired Security System
- Interconnected Smoke Alarm on Each Floor
- Washer & Dryer Hook-up with Dryer Vent
- LVP or 13" x 13" Ceramic Tile in the Laundry Room, per plan
- Full Basement with 3 Piece Rough-in, per plan
- Two Panel Interior Doors
- Sliding Glass Doors with Interior Grilles (per plan)
- Ventilated Closet Shelving
- Nailed, Glued, & Screwed ¾" Tongue & Groove Subfloor

Kitchen

- Luxury Vinyl Plank Flooring
- 42" or 30" Wood Cabinets w/ choice of Stain Color, per plan
- Granite Countertops with Stainless Under-mount Sink
- Moen Brantford Pull-out Faucet in Polished Chrome
- Moen Garbage Disposal

Black Frigidaire Appliances:

- 22 cubic foot Energy Star Side by Side Refrigerator
- 30" Range with Ceramic Glass Cooktop
- 30" Over-the-Range Microwave Oven w/ Exterior Ventilation
- Dishwasher

Bathrooms

- 13" x 13" Ceramic Tile Flooring in all Bathrooms
- 13" x 13" Ceramic Tile Shower Surround in Full Baths –Eliot and Montvale
- Fiberglass tub/shower in Full baths – Brooke and Drew
- Elevated Height Double Vanity in Master Bath – Eliot and Montvale, per plan
- Moen Faucets and Fixtures
- Elongated Toilets
- Exhaust Fans in all Baths

Exterior Elements

- Low Maintenance 4" Straight Lap Vinyl Siding in Choice of Color
- 30-Year Architectural Shingles
- Low Maintenance Aluminum Wrap Trim
- Insulated Fiberglass Front Entry Door w/ dead bolt
- Designer Lighting at Garage & Front Entry
- Concrete Lead Walk and Stoop
- Professionally Designed Landscape Package
- Fully Sodded Lawns
- Two-Car Front Entry Garage with Concrete Driveway
- Garage Interior Drywall and Tape, unpainted
- Pre-Wired for Garage Door Openers
- Reinforced Poured Concrete Foundation Walls
- OSB wall sheathing with Vapor Barrier
- Public Water and Sewer
- Front and Rear Hose Bibs & Electrical Outlets
- Mailbox

E-Home Features

- 15 S.E.E.R (Seasonal Energy Efficiency Rating) air conditioning and heat pump system
- Programmable thermostat
- 50 Gallon Electric Water Heater
- R-38 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

The Atlantic Builders Commitment

- Preferred Lender Loan Packages
- Title Work through VS Title
- Frequent Progress Reports
- Pre-Construction Meeting
- Pre-Drywall Meeting
- Internal Quality Assurance Inspection
- Pre-Settlement Demonstration
- 60-Day Warranty Check-up
- 10-month Warranty Check-up
- 1 Year Builder/2 Year Systems/10 Year Structural Warranty

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**In the interest of continuous improvement, Atlantic Builders reserves the right to modify or change specifications and design features without prior notice. Revised 09/30/2020*

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