

# INCLUDED FEATURES STAFFORD ESTATES

Stafford, VA



## Interior Inclusions

- Nine Foot Ceilings on Main Level
- 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 – Chesapeake
- 400 amp Electrical Service – Bridgewater, Carson, Chelsey, Emerson, Finley, Griffin, and Lewis
- 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 Laundry Room, per plan
- Full Unfinished Basement w/ 3 Piece Rough-in for Full Bath
- Two Panel Interior Doors
- Sliding Glass Doors with Interior Grilles
- Ventilated Closet Shelving
- Nailed, Glued, & Screwed ¾" Tongue & Groove Subfloor

## Kitchen

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

## Stainless Steel GE Appliances:

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

## Bathrooms

- 13" x 13" Ceramic Tile Flooring in all Bathrooms
- 13" x 13" Ceramic Tile Shower Surround in all Full Baths
- Elevated Height Double Vanity in Master Bath, 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 Trim
- Insulated Fiberglass Front Entry Door w/ dead bolt
- Designer Lighting at Garage & Front Entry
- Concrete Lead Walk and Stoop
- Professionally Designed Landscape Package
- Partially Sodded Lawns: Front, Sides, and Rear of Home
- Two-Car Front Entry Garage with Asphalt Driveway
- Fully Drywalled and Taped Garage
- Pre-Wired for Garage Door Openers
- Reinforced Poured Concrete Foundation Walls
- OSB wall sheathing with Vapor Barrier
- Individual Well and Septic System
- Front and Rear Hose Bibs and Electrical Outlets
- Mailbox

## E-Home Features

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- 15 SEER (Seasonal Energy Efficiency Rating) Heat Pump & Air Conditioning Systems
- Programmable Thermostats
- 50 Gallon Electric Water Heater – Bridgewater, Chelsey, Chesapeake, Finley, Griffin, and Lewis
- 80 Gallon Hybrid Water Heater – Carson and Emerson
- 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 Heritage Title and Escrow
- 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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