

INCLUDED FEATURES

EMBREY MILL

Stafford, VA



Interior Inclusions

- Nine Foot Ceilings on Main Level
- Luxury Vinyl Plank (LVP) Flooring in Foyer and Kitchen
- LVP Flooring in the Foyer, Great Room, Kitchen, and Dining Room of the Lexington
- 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/PH
- Alarm 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 for a Full Bath
- Two Panel Interior Doors
- Ventilated Closet Shelving
- Nailed, Glued and Screwed ¾" Tongue and Groove Subfloor

Kitchen

- Luxury Vinyl Plank Flooring
- 42" 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 GE Appliances:

- 21.2 cubic foot Energy Star Top-Freezer 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
- Stone on Front Foundation to Grade
- 25-Year Shingles
- Finishes specific to Elevation Style
- 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 Lawn
- Two-Car Rear Entry Garage with Asphalt 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 Service
- Front and Rear Hose Bibs and Electrical Outlets
- Mailbox

E-Home Features

- 14 SEER (Seasonal Energy Efficiency Rating) air conditioning system and 95+% Efficiency Gas Furnace
- Programmable thermostats
- 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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