

# INCLUDED FEATURES

## ORCHARD HILL

Spotsylvania, VA



### Interior Inclusions

- Nine Foot Ceilings on Main Level
- Luxury Vinyl Plank (LVP) Flooring in Foyer, Kitchen, and Dining Room
- 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, Finley, 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
- Alarm 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
- Slab foundation on Chesapeake and Bridgewater
- Full Basement with 3 Piece Rough-in for a Full Bath – Carson, Chelsey, Griffin, and Lewis
- Two Panel Interior Doors
- Sliding Glass Doors with Interior Grilles
- Uponor Aquapex Water Service
- Ventilated Closet Shelving
- Nailed, Glued, & Screwed ¾" Tongue & Groove Subfloor

### Kitchen

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

### Stainless Steel Frigidaire Appliances

- 25.6 cubic foot Side-by-Side Refrigerator
- 30" Range with Ceramic Glass Electric Cooktop
- 30" Over-the-Range Microwave
- 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
- Fully Sodded Lawns
- Two-Car Side 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 Service
- Front and Rear Hose Bibs & Electrical Outlets
- Mailbox

### E-Home Features

- 15 SEER (Seasonal Energy Efficiency Rating) Heat Pump & Air Conditioning Systems
- Programmable thermostats
- 50 Gallon Electric Water Heater – Bridgewater, Chesapeake, Finley, Griffin, and Lewis
- 80 Gallon Hybrid Water Heater – Carson
- 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 06/15/2021*

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