

Included Features for Amber Oaks

Classic Series Single Family Homes

Chesapeake, Bridgewater II, Caldwell, Griffin, Chelsey, Ashland

Exterior Features

- Professionally Designed Landscape Package
- Sod Lawns; Partial Front, Side, and Rear
- Two Car Side Load Garage w/Asphalt Driveway
- Pre-Wired for Garage Door Openers
- Individual Well and Septic System
- 30-Year Architectural Shingles
- Low Maintenance 5" Straight Lap Vinyl Siding
- 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
- One Piece Crown Molding in Foyer and Dining Room
- One Piece Chair Rail Molding in Foyer and Dining Room
- 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 – Chesapeake
- 400 amp Electrical Service – Griffin, Bridgewater II, Ashland and Chelsey
- 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
- Programmable thermostats

Included Features for Amber Oaks

- 50 Gallon Hybrid Water Heater – Bridgewater II, Caldwell, Chesapeake
- 80 Gallon Hybrid Water Heater – Ashland, Chelsey
- 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

Classic Kitchens

- 42" Wood Cabinets with choice of Color
- Garbage Disposal
- No-Wax Resilient Floors
- Granite Countertops and Stainless Under mount Sink
- Gourmet Kitchen with GE Black Appliances:
 - 23.1 cu ft. Side-by-Side Refrigerator
 - Electric 4-Burner Cooktop
 - Insulated Dishwasher
 - 30" Self Cleaning Wall Oven and Microwave

Baths

- Moen Faucets
- Owners Bath with Soaking Tub and Separate Shower with Ceramic Tile Surround, per plan
- Double Vanities in Owners Baths, per plan
- Ceramic Surround in all other Full Baths
- 6 x 6 White Ceramic Floor Tile in Full Baths
- Exhaust Fans in all Baths
- Designer Elongated Toilets
- 12"x12" Ceramic tile flooring in Powder Room, per plan

The Atlantic Builders Commitment

- Guaranteed Rate Loan Packages
- Title Work through Heritage 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

In the interest of continuous improvement, Atlantic Builders reserves the right to modify or change specifications and design features without prior notice. Revised 2.1.2018

Included Features for Amber Oaks

Executive II Series Single Family Homes Included Features

Emerson, Montgomery, Raleigh II, and Whitman II

EXTERIOR FEATURES

- Professionally Designed Landscape Package
- Sod Lawns: Partial Front, Side and Rear
- Two-Car Side Load Garage with Asphalt Driveway
- Pre-Wired for Garage Door Openers
- Thirty Year Architectural Shingles
- Low-Maintenance 5" Straight Lap Vinyl Siding
- Stone on Foundation Front
- Concrete Lead Walk and Stoop
- Asphalt Driveway
- Well and Septic System for each home
- Front, Garage Side and Rear Hose Bibs & Electrical Outlets
- Reinforced Poured Concrete Foundation Walls
- Interior & Exterior Drain Tile System
- Decorative Insulated Fiberglass Front Entry Door with dead bolt
- Patio Style Doors with Interior Grilles
- OSB Subsiding w/Vapor Barrier
- Exterior Designer Lighting Package
- Low Maintenance Aluminum Wrap Trim
- 8' Garage Doors, per plan

EXECUTIVE KITCHENS

- 36"/ 42" Staggered Height Wood Cabinets
- Recessed Lighting Package, per plan
- Brushed Nickel Moen Brantford Faucet
- 2 1/4" Oak Plank Hardwood Flooring
- Granite Countertops and Stainless Steel Under Mount Sink
- Executive GE Black Appliance Package
 - 25.4 cu ft. Side-by-Side Refrigerator
 - Electric 5-Burner Cook top
 - Insulated Dishwasher
 - 30" Self Cleaning Double Convection Wall Oven
 - Microwave/ Range hood Combo over cook top
 - Garbage Disposal

E-Home FEATURES

- 15 SEER (Seasonal Energy Efficiency Rating) heat Pump and air conditioning systems
- 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

Included Features for Amber Oaks

- Thermal break perimeter insulation at foundation (walk-out condition only)
- Vinyl Windows with Argon Gas Filled Low-E glass

INTERIOR FEATURES

- Nine Foot Ceilings on All Levels
- Two Tone Paint Package
- Dramatic Two story Foyer with 2 1/4" Hardwood Strip Oak Plank Flooring, per plan
- 1 Piece Crown and Chair Molding in Foyer and Dining Room
- 6" Base Molding
- Satin Nickel Hardware and Lighting Package in Foyer, Dining Room and Nook
- Wall to Wall Carpet in choice of Color
- 7/16", 6.0 lb. Carpet Pad
- 12" x 12" Ceramic Tile in the Laundry/Mud Room
- Washer & Dryer Hook-up with Dryer Vent
- Rough-in for Ceiling Fan with light at Family Room & Owner's Bedroom
- Brushed Nickel Ceiling Light in Secondary Bedroom
- 3 CAT5 Phone and 3 RG6 Cable Pre-Wires
- Prewired Security System
- Structured Wiring Panel for TV/PH
- Interconnected Smoke Alarm on Each Floor
- Two Panel Interior Doors
- Full Basement with 3 Piece Rough In for a Full Bath
- 400-Amp Electrical Service
- Screwed & Nailed Drywall
- Nailed, Glued and Screwed 3/4" Tongue and Groove Sub Floor
- Flow guard Gold CPVC Water Service
- Ventilated Closet Shelving
- Hi/Low Shelving, with included shoe rack, in Owner's Closet
- Full Drywall and Tape Garage Walls, with one coat of paint

BATHS

- Moen Brantford Faucets
- 6" x 6" Ceramic Tile Flooring and Tub Surround in Full Baths
- Luxury Owner's Bath with Soaking Tub and Separate Shower with 6 x 6 Ceramic Tile Surround, per plan
- Frameless Glass Shower Door with Chrome Trim and Clear Glass in Owner's Bath
- 6" x 6" Ceramic Tile Flooring and 6" x 6" Ceramic Tile Surround and Tub Deck in Owner's Bath
- Elevated Height Vanity in Owner's Bath
- Cultured Marble Vanity Sink Tops in all Full Baths
- Designer Elongated Toilets
- First Floor Powder Room with Vanity, Mirror and 12'x12" Ceramic Tile Floor

THE ATLANTIC BUILDERS COMMITMENT

- Guaranteed Rate Mortgage Loan Packages
- Title Work through Heritage Title Company
- Frequent Progress Reports

Included Features for Amber Oaks

- Pre-Construction Meeting
- 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

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