

Included Features for Build on Your Land Communities

Single Family Homes

Bridgewater, Caldwell, Carson, Chelsey, Chesapeake, Eliot, Griffin, Lewis, and Montvale

Exterior Features

- Professionally Designed Landscape Package
- Partial Sod Lawns; Front, Side, and Rear
- Two Car Front Load Garage
- Asphalt Driveway, up to 100 ft. long and 12' wide
- Pre-Wired for Garage Door Openers
- Individual Well and Septic System
- 25-Year 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
- Foyer with Hardwood Flooring
- 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 - Caldwell, Chesapeake, Eliot, and Montvale
- 400 amp Electrical Service - Bridgewater, Carson, Chelsey, Griffin, and Lewis
- 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
- Flowguard 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
- 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

Included Features for Build on Your Land Communities

Kitchens

- 42" Wood Cabinets with choice of Color
- No-Wax Resilient Floors
- Granite Countertops with Stainless Steel Double Bowl Sink
- Moen Brantford Pull Out Faucet in Polished Chrome
- Heritage Kitchen with Black GE Appliances:
 - 21. cu ft. Top Freezer Refrigerator with ice maker
 - Smooth Top Range
 - Insulated Dishwasher
 - Microwave/Range hood Combo
 - Garbage Disposal

Baths

- Moen Faucets
- Owners Bath with Shower with 6 x 6 Ceramic Tile Surround
- Double Vanities in Owners Baths (per plan)
- Ceramic Surround in all other Full Baths
- Resilient Flooring in all Baths
- Exhaust Fans in all Baths
- Designer Elongated Toilets
- 13"x13" Ceramic tile flooring in Powder Room
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The Atlantic Builders Commitment

- Preferred Lender Mortgage 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 6.14.2018

Included Features for Build on Your Land Communities

The Emerson Included Features

EXTERIOR FEATURES

- Professionally Designed Landscape Package
- Partial Seed and Straw Lawns
- Two-Car Front Load Garage
- Asphalt Driveway up to 100 feet long / 12 feet wide
- Pre-Wired for Garage Door Openers
- Thirty Year Architectural Shingles
- Low-Maintenance 5" Vinyl Siding
- Stone on Foundation Front
- Concrete Lead Walk and Stoop
- Individual Well and Septic System for each home
- (Required System is dependent on home site)
- Front 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' High Garage Doors

EXECUTIVE KITCHENS

- 42" Wood Cabinets with choice of Color
- Recessed Lighting Package
- Brushed Nickel Moen Brantford Faucet
- 2 1/4" Oak Strip 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 Cooktop
 - Tall Tub Insulated Dishwasher
 - 30" Self Cleaning Double Wall Oven
 - Microwave/ Range hood Combo over cooktop
 - 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-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

INTERIOR FEATURES

- Nine Foot Ceilings on Main and Upper Levels
- Nine Foot Foundation Walls
- Two Tone Paint Package
- Foyer with 2 1/4" Hardwood Strip Flooring
- 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

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- 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
- Full Drywall and Tape Garage Walls, with one coat of paint

BATHS

- Moen Brantford Polished Chrome Faucets
- Luxury Owner's Bath with 13" x 13" Ceramic Tile Surround and Floor, per plan
- Frameless Glass Shower Door with Chrome Trim and Clear Glass in Owner's Bath
- Elevated Height Vanity in Owner's Bath
- 6" x 6" Ceramic Tile Flooring and Tub Surround in Full Baths
- Cultured Marble Vanity Sink Tops in all Baths
- Designer Elongated Toilets
- First Floor Powder Room with Vanity, Mirror and 13"x13" Ceramic Tile Floor

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- Preferred Lender Mortgage Loan Packages
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- Frequent Progress Reports
- Pre-Construction Meeting
- Pre-Drywall Meetings
- Quality Assurance Inspection (Internal Inspection)
- Pre-Settlement Demonstration
- 60-Day Warranty Check-up
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