

Included Features for Forest View

Single Family Homes Included Features

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

Distinctive Details

- Hardwood flooring in foyer
- Carpeted stairs with painted balusters and stained oak handrail, per plan
- Moen faucets and fixtures throughout
- Wall-to-wall carpet with 7/16" 6 lb. carpet pad
- Ceiling fan rough-ins installed in owner's suite and family room
- Brushed nickel ceiling lights in secondary bedrooms
- Ventilated closet shelving
- Satin nickel hardware and lighting package in foyer, dining room, and breakfast nook
- Two-tone interior paint

Kitchens

- GE stainless steel kitchen appliance package:
- Gas range, combination microwave/range hood, dishwasher, and 21 cubic foot refrigerator
- 42" upper maple cabinets in your choice of stain color
- Granite countertops
- Moen Brantford polished chrome faucet with pull-out spray
- Stainless steel under-mount sink with garbage disposal
- Resilient flooring

Baths & Laundry

- Comfort height double vanities in Master Bathroom
- 13 x 13 ceramic tile floor in Powder Room, per plan
- Resilient Flooring in all Full Baths
- 6 x 6 white ceramic tile tub/shower surrounds in all full baths
- Exhaust fans in all baths
- Designer elongated toilets
- Cultured marble countertops in all baths
- Laundry room connections with overflow pan and exterior vent
- Resilient Flooring in Laundry and Mud Rooms

Quality Exterior Features

- Professionally designed landscape package
- Partial sod on Front, Side and Rear Lawns
- Asphalt driveway
- Concrete lead walk and stoop
- Stone on front foundation to grade
- Vinyl siding in your choice of colors
- Insulated fiberglass front door with deadbolt lock
- 8' high garage doors
- 25 year roof shingles
- Two exterior hose bibs
- GFI protected electrical outlets – front & rear

Safety Comforts to Ease Your Mind

- Interconnected smoke & carbon monoxide detector on each level and in every bedroom
- Dead bolt locks on every exterior hinged door
- Security system
- Exterior home lighting
- Sump pump in lower level with buried basement condition

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Energy Saving Features

- 15 S.E.E.R (Seasonal Energy Efficiency Rating) air conditioning and heat pump system
- 50 gallon electric water heater
- Programmable thermostat
- R-38 blown cellulose attic insulation
- R-15 exterior wall insulation
- R-11 lower level insulation
- Comprehensive air sealing around windows, exterior doors, joints, plates and all exterior protrusions
- Vinyl windows with Argon Gas filled Low E-Glass

Construction Features

- 9' ceilings on main level
- Basement egress, per home site
- Reinforced poured concrete foundation walls
- Subfloors glued, nailed, and screwed with edges sanded prior to flooring installation
- Flow Guard Gold™ CPVC water pipes
- 6 included Cat 5 phone & RG 6 cable wires
- 200 Amp electrical service in Caldwell, Chesapeake, and Montvale
- 400 Amp electrical service in Bridgewater, Carson, Chelsey, Griffin, and Lewis
- Full bath rough-in in lower level
- Drywall in garage, non-painted

The Atlantic Builders Commitment

- Preferred Lenders mortgage loan packages
- Pre-construction and pre-drywall demonstrations
- Weekly updates from your sales and construction team
- Quality assurance inspection
- Pre-settlement demonstration
- 60-Day follow-up
- 10 Month check-in
- 1 Year Builder's Warranty
- 2 Year Systems Warranty
- 10 Year Structural Warranty

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Classic Series Single Family Homes include all features listed above plus the following enhancements:

Exterior Features

- 30 year architectural shingles

Interior Features

- Oak box stairs with oak balusters to Upper Level, per plan
- Trim Package 3 - Includes crown molding in Foyer and Dining Room and chair rail molding in Foyer and Dining Room
- Rough-Ins for ceiling fans in Secondary Bedrooms
- Hardwood flooring in the Kitchen and Dining Room
- 13 x 13 ceramic tile floor in laundry
- Garage door opener with 2 remote controls
- Painted interior of garage

Bathrooms

- 13 x 13 ceramic tile in Master Bathroom
- 6 x 6 white ceramic tile in all full bathrooms

Gourmet Kitchens

- GE stainless steel gourmet kitchen appliance package: 4 burner gas cook top, microwave/oven combo, range hood, tall tub dishwasher, 25 cubic foot side by side refrigerator
- 42" upper maple cabinets with crown molding in your choice of stain color
- Granite countertops
- Stainless steel under-mount sink with garbage disposal
- Moen Brantford brushed nickel pull out spray faucet

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