

# INCLUDED FEATURES

## FALLEN OAKS

Prince William, VA



### Interior Inclusions

- Nine Foot Ceilings on Main Level
- Nine Foot Ceilings on All Levels - Emerson
- 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
- Designer Lighting in Dining Areas
- Rough-in for Ceiling Fan with Light in Family Room & Master Bedroom
- Ceiling Lights in Secondary Bedrooms
- 400 Amp Electrical Service, per plan
- 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 and in Bedrooms, per code
- Washer & Dryer Hook-up with Dryer Vent
- LVP or 13" x 13" Ceramic Tile in the Laundry Room, per plan
- Full Unfinished Basement with 3 Piece Rough-in for a Full Bath
- Two Panel Interior Doors
- Sliding Glass Doors with Interior Grilles, per plan
- Ventilated Closet Shelving
- Nailed, Glued, & Screwed ¾" Tongue & Groove Subfloor

### Gourmet Kitchen Layout

- 42" Wood Cabinets with choice of Stain Color, per plan
- Granite Countertops with Stainless Under-mount Sink
- Moen Pull-out Faucet in Stainless Steel
- Garbage Disposal

### Stainless Steel Frigidaire Appliances

- 28 cubic foot French Door Refrigerator
- 30" Gas Cooktop
- 30" Double Electric Wall Oven
- 30" Over-the-Range Microwave
- Smudge Proof™/ EvenDry™ Dishwasher

### Bathrooms

- 13" x 13" Ceramic Tile Flooring in all Bathrooms
- Elevated Height Double Vanity in Master Bath
- Moen Faucets and Fixtures
- Elongated Toilets
- Exhaust Fans in all Baths

### Exterior Elements

- Premium James Hardie ColorPlus® Fiber Cement Siding
- 30-Year Architectural Shingles
- Low Maintenance Aluminum Wrap Trim
- Insulated Front Entry Door w/ dead bolt
- Designer Lighting at Garage & Front Entry
- Concrete Lead Walk and Stoop
- Professionally Designed Landscape Package
- Two-Car Side 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
- Individual Well and Septic System
- Three Hose Bibs (Front, Rear, and Side)
- Electrical Outlets at Exterior Doors

### E-Home Features

- 14 S.E.E.R (Seasonal Energy Efficiency Rating) Air Conditioning and 95%+ Efficiency Gas Furnace
- Emerson – Air Conditioning/Gas Furnace, per plan
- Programmable thermostat
- Rinnai Tankless 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
- 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
- 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 11/15/2021*

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