

# Included Features for Pratts Run

## Exterior Features

- Low Maintenance Vibrant Premium Vinyl Siding Colors
- **30-Year Architectural Shingles**
- Low Maintenance Aluminum Wrap 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 Front Load 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
- Front and Rear Hose Bibs & Electrical Outlets
- Mailbox

## Interior Features

- Nine Foot Ceilings on Main Level – Caldwell, Chesapeake, Eliot, Griffin, and Montvale
- Eight Foot Ceilings on Main Level – Brooke and Drew
- LVP Flooring in Foyer
- 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 – Brooke, Caldwell, Chesapeake, Drew, Eliot, and Montvale
- 400 amp Electrical Service – Griffin
- 2 CAT6 Phone/Network and 2 RG6Q Cable Pre-Wires
- 1 CAT6 Wireless Access Point Pre-Wire
- Structured Wiring Panel for TV/Phone
- Prewired Security System
- Interconnected Smoke Alarm on Each Floor
- Washer & Dryer Hook-up with Dryer Vent
- 13" x 13" Ceramic Tile in the Laundry Room
- Full Basement with 3 Piece Rough-in for a full Bath
- Two Panel Interior Doors
- Sliding Glass Doors with Interior Grilles (per plan)
- Flow guard Gold CPVC Water Service
- Ventilated Closet Shelving
- Nailed, Glued, & Screwed ¾" Tongue & Groove Subfloor

## E-Home Features

- 15 S.E.E.R (Seasonal Energy Efficiency Rating) air conditioning and heat pump system
- 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 Pratts Run

## Kitchens

- LVP Flooring
- 42" Wood Cabinets (per plan) with choice of Stain Color – Caldwell, Chesapeake, Eliot, Griffin, and Montvale
- 30" Wood Cabinets with choice of Stain Color – Brooke and Drew
- Granite Countertops with Stainless Under-mount Sink
- Moen Brantford Pull-out Faucet in Polished Chrome
- Moen Garbage Disposal
- Black GE Appliances:
  - 21.2 cubic foot Energy Star Top-Freezer Refrigerator
  - 30" Range with Ceramic Glass Cooktop
  - Dishwasher with Front Controls
  - 30" Over-the-Range Microwave Oven with Exterior Ventilation

## Bathrooms

- 13" x 13" Ceramic Tile Flooring in all Bathrooms
- 13" x 13" Ceramic Tile Shower Surround in all full Baths – Caldwell, Chesapeake, Eliot, Griffin, and Montvale
- Fiberglass tub/shower in all full baths – Brooke and Drew
- Elevated Height Double Vanity in Master Bath, per plan
- Moen Faucets and Fixtures
- Elongated Toilets
- Exhaust Fans in all Baths

## The Atlantic Builders Commitment

- Preferred Lender Loan Packages
- Title Work through VS Title
- 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

*In the interest of continuous improvement, Atlantic Builders reserves the right to modify or change specifications and design features without prior notice. Revised 10.4.2019*