

Included Features for Pratts Run

Single Family Homes Included Features
Caldwell, Chesapeake, Eliot, Griffin, and Montvale

Exterior Features

- Professionally Designed Landscape Package
- Sodded Lawns
- **Two Car Front Load Garage w/Concrete Driveway**
- Pre-Wired for Garage Door Openers
- **Public Water and Sewer**
- **30-Year Architectural Shingles**
- **Low Maintenance Vibrant Premium Vinyl Siding Colors**
- 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 2 ¼" Oak Strip Hardwood Flooring, per plan
- Wall to Wall Carpet in choice of Color with 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, Eliot, and Montvale**
- **400 amp Electrical Service – Griffin**
- 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 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 Argon Gas Filled Low-E glass

Included Features for Pratts Run

Kitchens

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

Baths

- Moen Faucets
- Owners Bath with Shower with 6x6 Ceramic Tile Surround, per plan
- Double Vanity in Owners Baths (per plan)
- 6 x 6 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

The Atlantic Builders Commitment

- Preferred Lenders Mortgage Loan Packages
- Title Work through Heritage Title
- Frequent Progress Reports
- Pre-Construction and Pre-Drywall Meetings and Pre-Settlement Demonstration
- Quality Assurance Inspection (Internal Inspection)
- 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 6.14.2018*