

# INCLUDED FEATURES

## Pelhams Crossing South

Spotsylvania, VA



### Interior Inclusions

- Nine Foot Ceilings on Main Level
- Luxury Vinyl Plank (LVP) Flooring in Foyer and Kitchen
- 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, per plan
- Rough-in for Ceiling Fan with Light in Family Room & Owner's Bedroom
- Ceiling Lights in Secondary Bedrooms
- 400 amp Electrical Service, per plan
- 200 amp Electrical Service, Chesapeake
- 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 Smoke Alarm on Each Floor and Bedroom, per code
- Washer & Dryer Hook-up with Dryer Vent
- LVP or 13" x 13" Ceramic Tile in the Laundry Room
- Full Unfinished Basement with 3 Piece Rough-in for Full Bath
- Two Panel Interior Doors
- Sliding Glass Doors with Interior Grilles, per plan
- Ventilated Closet Shelving
- Nailed, Adhesed & Screwed ¾" Tongue & Groove Subfloor

### Kitchen

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

### Stainless Steel Samsung Appliances

- 27.4 cubic foot Side-by-Side Refrigerator
- 30" Gas Range
- 30" Over-the-Range Microwave
- Dishwasher

### Bathrooms

- 13" x 13" Ceramic Tile Flooring in all Bathrooms
- 13" x 13" Ceramic Tile Shower Surround in all Full Baths
- Elevated Height Double Vanity in Owner's Bath
- Moen Faucets and Fixtures
- Kohler/Sterling Elongated Toilets
- Exhaust Fans in all Baths

### Exterior Elements

- Low Maintenance 4" Straight Lap CertainTeed Vinyl Siding
- 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 Entry Garage with Concrete Driveway
- Garage Interior Drywall and Tape
- Pre-Wired for Garage Door Opener
- Reinforced Poured Concrete Foundation Walls
- OSB wall sheathing with Vapor Barrier
- Public Water and Sewer
- Front, Rear Hose Bibs & Electrical Outlets
- Natural Gas

### E-Home Features

- 14 SEER, 95% Efficiency Gas Furnace.
- Programmable thermostat
- Tankless Water Heater
- R-49 blown cellulose attic insulation
- R-19 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. 2026A*

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