



Atlantic Homes
STANDARD FEATURES

Note: Standard features subject to change without notice.
MHBR No: 7559 MHIC No: 132931

THE FOLLOWING ITEMS ARE FOR GENERAL BASE PRICING PURPOSES ONLY. ALL OF OUR PROJECTS ARE CUSTOM AND SEMI-CUSTOM BUILDS. OVERALL PRICING IS BASED ON LAND PRICE, SITE COSTS, PERMITS, FEES, OPTIONS, AMENITIES, SPECIAL FEATURES, MATERIALS, ETC. ATLANTIC HOMES MATERIALS, SUPPLIES AND SERVICES ARE FROM LOCAL VENDORS AND COMPANY'S

ATLANTIC HOMES PERSONAL AND PROFESSIONAL SERVICE

- Pre-Construction Meeting(s)
- If needed - Lot location assistance as we have licensed Realtors ready to help:
 - Lot sale negotiation and price
 - Well yield and Septic report
 - Plat and Survey boundaries
 - Restrictions and Covenants
 - Sale of current residence
- Architectural/Draftsman plans design – we work with several local draftsman and designers that can assist with your overall project and work with-in your budget
- Onsite meetings – with our sub-contractors to ensure satisfaction
- Constant Communications on progress – we believe in constant contact with our clients and welcome their input throughout the project – we want to make your new home project a wonderful experience!
- Our builder technology is the most efficient way to manage, track, and expedite the home building process through our client login. You will be given your own personal log-in to access and communicate with us online through the online portal. Progress photos, selection details, and Change Orders are all organized within your own personal website.

FEATURES

SITE WORK & MISC.

- Topsoil on site stripped and saved
- All rough and finish grade of disturbed areas
- Stone driveway
- Contractor to provide all necessary dumpsters and porta/sani-pot

FOUNDATION

- Poured Foundation Walls (9' Foundation or per plan)
- Foundation coatings/water proofing seal
- Foundation Footer Drains: drain tile around foundation, extended to grade; and/or sump pump
- 4" Concrete Slab over 6 mil. Poly on 4" gravel base
- Garage Floor w/ 4" Concrete Slab w/ rebar

FLOOR, WALL & ROOF FRAMING

- Beam allowance - Steel or Wood per drawing (per plan)
- 5/8" T&G, O.S.B. Subfloor, glued & nailed over Wood Joist

Atlantic Homes uses this Standard Features list as a guideline for pricing and can change at any time. All pricing is not final until agreed upon by both builder and purchaser(s) in a signed contract. Equal Housing Opportunity.

- 2 x 6 exterior walls wood stud @ 16" O.C; 7/16" O.S.B. sheathing; Whole House Wrap
- 2 x 4 Load Bearing Walls @ 16 O.C.
- 2 x 4 interior wall partitions/stud-walls 16" O.C. for non-load bearing walls
- Engineered Roof Truss System, 7/16" O.S.B. sheathing (per plan)
- Trusses or stick built rafters & ceiling joists (per plan)
- 7/16" OSB roof sheathing w/ 15 # Felt
- Main Stairs & Railing: Pine box stairs, carpeted on main level w/ Oak Colonial Railing & Balusters
- Basement Stairs & Railing: Unfinished Pine Box Stairs w/ handrail

ROOF COVERING

- 30 YR. (or better) Certainteed 30-year Architectural Shingles; Aluminum Drip Edge (per plan)
- Roof Ridge Venting or Roof Vents (per plan)
- <https://www.certainteed.com/residential-roofing/>

EXTERIOR WINDOWS & DOORS

- Basement Windows are vinyl sliding sashes, location per plan
- Standard: Insulated MI Double Hung Vinyl Windows; Low-E Glass w/ Grills between Glass – Grid selection TBD (screens included)
- Exterior Front Door: Steel insulated (per plan)
- Exit Door: Vinyl Sliding Glass Patio Door w/ screen or French Door (per plan)

GARAGE DOOR(S)

- Garage Door(s): Steel panel insulated (color per plan)
- Garage door opener(s) per plan
- <https://www.k-kgaragedoor.com/>

SIDING & TRIM & SHUTTERS

- Vinyl Siding: Vinyl Double Straight or Dutch Lap; 4" or 5"
- Soffit & Fascia: Aluminum Fascia & Vinyl Soffit Systems
- Shutters: Panel Style (per plan)
- Gutter & Downspout: 5" Seamless Aluminum

FINISH PACKAGE

INSULATION

- Exterior Framed Walls: R-21 Batt Insulation on 2x6 walls
- Basement Walls: Unfinished - Batt Insulation with facing below grade w/ R-11
- Ceilings: R-38 Blown Fiber Insulation (per code) or R49
- Foam and Caulk Air-seal Package
- Air Sealant: Air seal all exterior panel joints, window & door jambs, electric & plumbing penetrations
- Blower Door Test to ensure air tightness

DRYWALL

- Drywall & finish materials
- Fully drywall garage (per plan)

PAINTING:

- Latex, flat, on Walls & Ceilings; Semi-Gloss on Doors & Trim

INTERIOR DOORS & TRIM

- Pre-hung interior doors units (per plan)
- Bypass, Bi-fold, Pocket, French doors (per plan)
- Door Hardware: Locksets; Keyed alike; Brushed Nickel (per plan)
- Interior Trim: 2-1/4" Beaded edge casing (wm376), finger-joint & 31/4" (wm663) Beaded base; painted Colonial (per plan)

PLUMBING & FIXTURES

- Water Heater: 50-gallon Electric High Recovery located in basement (per plan)
- Exterior Hose Bibs: 2 located in front and rear w/ interior shut offs (per plan)
- Faucets (chrome finish or brush nickel per plan)
- Frost-free exterior faucets
- Shut off valves at all fixtures
- Stainless steel double bowl sink (per plan)
- Garbage disposal (option) (per plan)
- Washer & dryer hook-up in laundry room (per plan)
- Shower doors (silver standard or comparable)
- Towel bars etc. (chrome finish or comparable)
- Tubs & showers (fiberglass one piece) (per plan)
- Soaking tub & Laundry tub (options) (per plan)
- Sub Slab Ventilation: Passive Radon Mitigation Vent installed; terminated through roof
- 3-piece rough-in for full bath in basement (per plan)

ELECTRIC

- Service: Minimum 200 amp (per code)
- Wiring, Boxes, Outlets, Switches, & Covers (per code)
- GFI outlets (exterior & Interior) (per code)
- Recessed lighting (per plan)
- Lighting fixtures Allowance (exterior & interior)
- Dryer & range hook-up (per code)
- Exhaust fans in all bathrooms (per code)
- Smoke & CO Detectors (per code)
- Door chime (per plan)
- <https://lighting.winsupplyoffrederick.com/>

H.V.A.C.

- Heating & Cooling System: High-Efficiency, 14 SEER minimum, Heat Pump w/ steel duck supply lines (per plan and or recommendation of HVAC company to follow warranty information)
- Floor & wall registers (per plan)

KITCHEN & BATH CABINETRY

- Kitchen & bath (per plan) (customer can pick finish per plan)
- Counter-tops – granite (per plan)

- Mirrors (per plan)
- Range hood (per plan)
- Kitchen Island (per plan)
- Granite countertops in kitchen and all baths (per plan)
- Chrome or Brushed nickel hardware (per plan)
- <https://wishkitchensandbaths.com/>

APPLIANCES

- Appliances stainless steel – customer to provide (per plan)
- Included Appliances are refrigerator, cooktop/stove/wall-oven, microwave, dishwasher (per plan)
- <https://www.spichers.com/index.html>

FLOOR FINISH FEATURES

- Kitchen & Baths: No-Wax Vinyl Flooring (per plan)
- Carpet: (per plan)
- Upgraded flooring, hardwood, and other options per plan and per option budget (costs vary)

EXTERIOR FEATURES

- Landscape package (per plan)
- Lawn seeded with straw overlay
- Asphalt driveway (per plan and optional)
- Concrete walkway from driveway to front door/porch (per plan & optional)

HOME WARRANTY PROGRAM FEATURES

- See Home Warranty Brochure – **2-10 Builder's Warranty included** one of the best plans available