

## AEC North Region Included Design Features

### Uniquely Adams

- No construction loan needed
- Only \$1,000 deposit required
- Adams pays closing costs w/ use of preferred lenders\*
- One-year builder warranty & two-year limited systems
- 10-year structural warranty thru Centricity

### Kitchen

- 36" Designer cabinets with crown molding
- Brushed nickel finish cabinet hardware
- Premium laminate countertops
- Designer appliance package (black) to include:
  - Built-in microwave with custom cabinet bump out
  - Multi-cycle dishwasher
  - Electric free standing smooth top range
- Sink Mounted Garbage Disposal (unless on septic)
- Brushed nickel single lever faucet with pull out sprayer
- Stainless steel undermount kitchen sink
- Ice maker water connection

### Interior Features

- Minimum 9 ft ceiling heights (lower level)
- Custom Cased Openings (per plan)
- Smooth finished walls and ceilings
- Inset panel deco doors with smooth finish
- Brushed nickel lever door handles and hardware
- Vinyl flooring in kitchen, baths, laundry & foyer
- 5 1/4" baseboards throughout
- Upgraded carpet with 7/16" 6 lb. padding

### Baths / Plumbing

- Premium laminate countertops
- 36" raised vanity in master bath (adult height)
- Dual sinks in master bath vanities
- Pedestal sink in powder rooms (per plan)
- Brushed nickel finish plumbing fixtures
- Elongated toilets & ventilation fans in all baths
- Brushed nickel finish towel bars & tissue holders
- Laundry rooms with washer & dryer connections
- 50-gallon electric hot water heater
- (2) frost-proof garden hose bibs

### Exterior

- Full vinyl siding with decorative accents
- Deco Brick & Stone Accents available (per plan)
- Deco shutters and gable louvers (per plan)
- Rear patio or pressure treated deck (per home site)
- Finished drywall and painted garage interiors
- Premium garage doors with decorative hardware
- Architectural Shingles with Limited Lifetime Warranty
- Gutters with Downspouts and Splash Blocks
- Ventilated soffit with 16" overhang (12" gables)
- Low-E insulated vinyl windows w/ tilt sash (bottom)
- Insulated fiberglass front and rear doors
- Front yard plant package
- Sod areas up to 5,000 sf (per homesite)

### Electric / Lighting

- Flush mount lighting in kitchens (4-9 per plan)
- Ceiling fan in master bedroom & family room
- Flush mount light fixtures in all secondary bedrooms
- Ceiling fan prewires in all secondary bedrooms
- Designer lighting pkg (lights in all rooms)
- Smoke & carbon monoxide detectors
- Low Voltage Prewire - (1) phone & (4) cable
- Coach Light Fixtures at garage
- Garage prewired ready for opener install
- (2) Weatherproof GFCI outlets at front & rear entry
- Doorbell w/ chime

### Construction / General

- Slab, stemwall, or crawl foundation (per home site)
- Wood studs 16" on center framing (minimum)
- Structurally engineered roof trusses
- Sill sealed to minimize pest & air infiltration
- 14 seer high efficiency heat pump & cooling systems
- Programmable digital thermostat
- R-38 insulation in ceilings over heated areas
- R-15 insulation in exterior heated walls
- Ventilated house wrap protection on exterior walls

*Because Adams Homes continues a policy of constant research and improvements, we reserve the right to change prices, incentives, plans, or specifications without notice or prior obligation. \*Please see sales representative for list of preferred lenders. Updated 12.07.2021*