

# Included Features Checklist

## QUALITY CONSTRUCTION

- 2/10 Adams & Marshall Home warranty
- Quality control inspection program
- Complete customer service team
- BAGI** Member / **BAGI Quality Standards**

## STRUCTURE

- Moisture control construction process
- Concrete floor system
- Vapor barrier in slab & behind all brick
- Full vapor barrier home wrap
- Poured wall concrete foundation
- Pre-engineered trusses
- 16 inches on center framing
- On-site, stick frame construction

## PLUMBING

- 40-gallon gas water heater
- One-piece fiberglass tub/shower
- Stainless steel dual bowl kitchen sink
- Icemaker rough-in
- Moen** faucets
- Washer/dryer hookups
- Freeze-resistant water lines
- Two exterior hose bibs

## ELECTRICAL

- Custom home lighting package
- One ceiling fan included
- 3 phone / 2 cable outlets
- Doorbell with chimes
- Exterior photocell lights
- Exterior, weatherproof GFI outlets

## HEATING & AIR

- High efficiency gas furnace
- 13 SEER efficient A/C unit
- Digital thermostat
- Exhaust fans in baths
- Built-in dryer vent exhaust

## SECURITY

- Kwikset locks & dead bolts
- Centralized home network wiring

## MISCELLANEOUS

- Yard mowing and fertilization
- Driveway snow removal
- Uniform, post-mounted mailboxes
- Low monthly association dues
- House walk-through

## EXTERIOR FINISHES

- Innovative designs
- 25-year fiberglass shingles
- Maintenance-free soffit and fascia
- Continuous ridge venting system
- 6" seamless, continuous form, aluminum gutters
- Maintenance-free vinyl siding - .044 thickness
- Full brick front elevations
- Maintenance-free shutters per plan
- Grids on all windows
- Beautiful landscaping & fully sodded yards
- Concrete patio/stoop or deck per plan

## INTERIOR FINISHES

- Vaulted or raised ceilings per plan
- Bridges, columns, and plant shelves per plan
- Aristocraft** cabinetry with cabinet crown molding
- Two-car garage, drywalled and painted with textured ceiling
- 5/8" drywall on all ceilings
- Garage door opener with two remotes
- Smooth walls with textured drywall ceilings
- Raised panel colonial doors & wood trim
- Laminate flooring in the entry
- Cultured marble bath vanity tops

## APPLIANCES

- 30" self-cleaning **GE** range
- Three-cycle **GE** dishwasher
- GE** self-vented range hood
- 1/3 hp garbage disposal

## COMFORT & ENERGY EFFICIENCY

- Lower heating and cooling costs
- Steel insulated entry door & service door
- Low-maintenance vinyl windows
- Sealed against air infiltration
- Insulated concrete foundation

## PAIRED HOMES ADJOINING WALL

- Double stud offset walls running from floor to roof
- Double wall insulation with dead air space
- Two layers of 5/8" fire-code rated type X drywall from floor to bottom of roof deck

## PERSONALIZED CHOICES

*Every Adams & Marshall homeowner is given the opportunity to visit our specialized Design Studio to select from a wide variety of colors, materials, and finishes as well as upgrades.*

Because of additions, improvements and modifications, this Discovery Series Included Features Checklist is subject to change without notice.