

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 Maverick

Kitchen

- ☐ 36" Designer cabinets with crown molding
- ☐ Black Matte 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)
- ☐ Black Matte 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 " Craftsman baseboards throughout
- ☐ Upgraded carpet with 7/16" 6 lb. padding

Baths / Plumbing

- ☐ Cultured Marble or Quartz countertops
- ☐ 36" raised vanity in master bath (adult height)
- ☐ Dual sinks in master bath vanities
- ☐ Pedestal sink in powder rooms (per plan)
- ☐ Black Matte finish plumbing fixtures
- ☐ Elongated toilets & ventilation fans in all baths
- ☐ Black Matte 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 OPT 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 LED lighting in kitchens (4-9 per plan)
- ☐ Ceiling fan in master bedroom & family room
- ☐ Flush mount LED 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 - Expandable/Hub & (3) CAT5
- ☐ 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 7.01.2025*