

Anderson Home Construction - Specifications

Address: 865 Clayton Rd Powhatan, VA 23139

Legal: Lot 5

Home Type: Craftsman Style Rancher – The home shall be built per plans and will be: 1600 SF, 3 Beds, 2 baths.

Please note: Purchaser's selections are dependent on stage of construction. Please consult with Realtor prior to signing specifications to verify the actual selections the purchaser is able to make.

Lot Clearing

1. The lot will be cleared with a minimum of 20' of clearance on all sides. The driveway area will be cleared to a minimum width of 12'. The drain-field area will also be cleared as needed.

Well & Septic

1. Well shall be installed per Health Department Regulations
Note: The builder does not warranty rate of flow, taste, or odor of water. However, the water flow rate shall meet Health Department requirements and pass a well certification bacterial test.
2. Septic will be a 3 bedroom Conventional System installed per Health Department Regulations.

Driveway

1. The driveway will be installed using gravel.

House placement

1. The house shall be situated in order to accommodate a gravity flow septic system (if applicable).

Foundation

1. The foundation on the main dwelling will be brick and block on the front with 8" cinderblock and a cement parged facing on the sides and rear.
2. Vapor Barrier installed in crawl space

Framing

1. 2x12 Floor joist 16" OC
2. 2x4 stud walls 16" OC on the home
3. 9' ceilings on the home
4. Advantech sub-flooring

5. Trussed Roof 24" OC

Siding

1. Vinyl Double Five lap siding on sides and rear **Purchaser shall have selection of Vinyl Siding*
2. Cedar Shakes on porch gable, color to compliment siding
3. Cement Board & Batten on front, color to match siding

Roof

1. 25 year dimensional shingles - Black

Insulation

1. The home will be insulated to code and includes an air seal package.

Gutters

1. 5" Seamless White Gutters
2. Standard Down spouts

Exterior Windows & Doors (Home)

1. Insulated Fiberglass Craftsman Style Front Door
2. Insulated Fiberglass 15-lite at rear
3. Vinyl Double Hung Windows with GBG's **Purchaser to have choice of style*
4. Screens included on all operable windows

Exterior Porches & Decks

1. Front porch to be brick with brushed concrete floor
2. Rear deck to be pressure treated decking
3. Front railing on steps to be wrought iron

Flooring

1. Carpet Floors in all bedrooms. **Purchaser shall have a choice of color from builder selections.*
2. Hardwood Floors in living room, kitchen, dining area, and hallway. **Purchaser to have choice of stain color from builder selections.*
3. Vinyl floors shall be installed in the utility room and both bathrooms. **Purchaser shall have choice of vinyl flooring from builder selections.*

Painting

1. **Purchaser can select two wall colors.*
2. Ceilings and trim to be painted white.
3. Walls to be sheet rocked, taped, plus 2-coats finished (3 coats total)
4. Ceilings to be finished smooth sheet rock

Interior Doors & Trim

1. Hollow Core 5 panel smooth skin doors in all locations
2. 4" flat Casing
3. 5 1/4" Cove Base
4. Windows have sills
5. Bead Board in Dining Room
6. 2-Member Crown in Main Living Area

Kitchen & Bathroom Cabinetry w/ Counter Tops

1. Cabinets to be Stained Maple or Painted White Cabinets
2. Granite tops – Level 1 – **Purchaser to make one selection*

Appliances

1. There is a ***\$1,400 allowance***. This will usually purchase the Range, Microwave, & Dishwasher

Electrical

1. House shall be wired with 200 amp service to code
2. House will have brushed nickel fixtures
3. Smoke Detectors by code
4. Cable Jacks and Telephone in each bedroom and living room

Plumbing

1. 1-Fiberglass Tub/Shower unit in Hall bath
2. 1-Fiberglass Shower unit installed in Master bath
3. Toilets – Elongated bowl in Master Bath, Elongated bowl in hall bath
4. Kitchen Sink to be double bowl – 60/40 or 50/50
5. 2 Hose Bibs to be installed
6. 50 gallon Electric Hot Water tank
7. House will have brushed nickel fixtures

Heating and Air Conditioning

1. 14 SEER 2.5-ton HVAC