

# **Anderson Home Construction LLC - Specifications**

Address: 4097 Cedar Plains RD Sandy Hook, VA 23153

Legal: 12-31-0-4-0

Home Type: Craftsman Style Rancher – The home shall be built per plans and will be:  
1600 SF Rancher with 3 bedrooms and 2 baths and attached 2-car garage .

***Please note: Purchaser's selections are dependent on stage of construction and materials that have already been procured. 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.
2. Driveway location to be predetermined by builder. Relocation of driveway after it's been installed shall be a cost to be paid by the purchaser

## **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

\_\_\_\_\_  
Buyer Initials

\_\_\_\_\_  
Seller Initials

## **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. *\*Color is Iron Ore*
2. Cedar Shakes on porch gable. *\*Color is Venetian Red*
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
4. Screens included on all operable windows

## **Exterior Porches & Decks**

1. Front porch to be pressure treated decking
2. Rear deck to be pressure treated decking
3. No front porch railings installed unless required by code

## **Flooring**

1. Carpet Floors in all bedrooms. *\*Purchaser shall have one choice from builder selections.*
2. Luxury Vinyl Plank Flooring in living room, kitchen, dining area, hallway, bathrooms, and utility room. *\*Purchaser to have one choice of material from builder selections.*

---

Buyer Initials

---

Seller Initials

## Painting

1. *\*Purchaser can select one interior wall color and front door color.*
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

## Kitchen & Bathroom Cabinetry w/ Counter Tops

1. Cabinets to be White Shaker Style Cabinets
2. Granite tops – Level 1 – *\*Purchaser to make one selection to be placed in kitchen and baths*

## Appliances

1. There is a ***\$1,400 maximum allowance***. This will be used to purchase the Range, Microwave, & Dishwasher.

## Electrical

1. House shall be wired with 200 amp service to code
2. Electrical fixtures will be brushed nickel
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 stainless steel – 60/40, 50/50, or Open
5. 2 Hose Bibs to be installed
6. 50 gallon Electric Hot Water tank
7. Plumbing fixtures will be brushed nickel

## Heating and Air Conditioning

1. 14 SEER 2.5-ton HVAC

---

Buyer Initials

---

Seller Initials