

New Construction Specification Sheet

Property:	Lot # 12 & 13	Address:	731 Wilson St, Petersburg, VA 23803
Builder:	J.C. Bynum Construction LLC		
House Design Name:	2-Story 3 bedrooms 2.5 bathrooms		
Sales Price:	\$277,000.00		

New Construction Specification Sheet

- Water Supply: Public - Sewer: Public - Roof Shingles: Dimensional shingles Warranty include Notes: Continuous ridge vent covered with roof shingles and aluminum shed step flashing where required. Gutters included.
- Exterior Covering: Vinyl Siding: Siding.044 Thickness - Windows, doors, Fascia and soffits to be wrapped with 1 inch by 4-inch white vinyl. - Two-toned siding with board and batten Premium siding with lifetime-warranty with CertainTeed https://cf-store.widencdn.net/certainteed/0/f/e/0fe42ad1-47c7-4d26-ad1a-12d81c4a2829.pdf?response-content-disposition=attachment%3B_filename="siding-lifetime-warranty-04-02-2005-US-EN-2303.pdf"&response-content-type=application%2Fpdf&Expires=1703895035&Signature=hheYFM7zdVCmIgY7kfAxQwBjX-XZjMLYPvkxklH0vawJTirqa0NiKJSxaleZjRZw14IkxbsZ~LoqH1ZV7oj3iEmBxCnDtaewPLsrC0yYoLH7CYcx6bDORw2UpXT~6jTWUHGj262dk4b1xb9O0bs0Q3nkv2-t9qxcjIX9PXCoi52lFpLoJBz2LjE4nRyb7cobDH7MNtgOfysyGGZdLXHb~jC6ybiaKhISfbj321Q8FPWEg3hk9J0WrzjXRBvtTvGi6pkxV-T9ojEgX5UMez1uKhJNkR7PCnihkB~wNmLVMdAvApugkiYH778trAxRDc40KvZkYGI0xHS1tN3cLis2dQ_&Key-Pair-Id=APKAJD5XONOBVWVOA65A
- Windows: Insulated Double Hung - Exterior Doors: Metal - Front Steps and Decking: Composite, Brick piers and brick foundation - Front Porch: Extended country porch with lighting in the ceiling of the porch

- **Security:** doorbell, flood light all four corners
 - **Exterior Rear Deck-** Pressure treated wood for flooring and railings
- Size:** 10 x 24

Walls

- **Notes:** ½” sheetrock with taping and sanding is standard throughout the house.
 - **Paint Color:** City Loft by Sherwin-Williams
 - **Ceilings** – 9-foot ceilings on first and second floors
 - Tray ceilings in the dining room and main bedroom
- Notes:** Ceilings and trim Painted White

Insulation

Location	Amount	R-Factor
Exterior walls	3.5”	R-15
Attic ceiling	13”	R-38
Crawl space	6”	R-19
Notes: The installation of insulation in the proposed construction will meet or exceed code of standards.		

Flooring: **Luxury vinyl plank**

Carpet: Carpet in all bedrooms, hallway and steps

Lighting/Electrical

Prewired TV outlets.

- Minimum of: 4
- Recess lights in the kitchen and porch ceiling
- Door chime purchased and installed by builder.
- Installation of Pendent lights above kitchen island.

Lights inside the closets.

Dining Room and Kitchen

- **Dining Room**
Tray ceilings
Cabinets: soft touch with crown molding
- **Countertops:** Stone, Single sink and hardware. (see builder's design)
- **Kitchen island:** Island to include sink and dishwasher
- **Oven:** Traditional oven and pot filler
- **Kitchen Appliances :** Appliances included: Electrical Range, Range hood, dishwasher and refrigerator
- **Dryer vent:** Included and installed by builder. All dryer hookups are to be electric

Images represent an artistic view of builder options



Bathroom

Full Bathrooms: Porcelain tile on the shower walls and floors

Half Bath: Includes barndoor vanity

Bath Fixtures/Plumbing: Includes any and all tubs, showers, toilets and sink

Notes: All plumbing shall meet or exceed local and state codes. All drains, traps, and vents will be PVC .

Fireplace

Family room and Main Bedroom: electrical wall insert with heat output and color options.

60-inch Electric Fireplace Inserts, Wall Mounted and Recessed Fireplace Heater, Remote & Touch Screen, Log Set & Crystal, 13 Adjustable Flame Color, Thermostat, 1-9H Timer, 750w/1500w



- **Heat System-** Forced Hot Air

Notes: System to include a warranty

Hot Water- Electric 50gal

- **Driveway-** Concrete
- **Walkway/Sidewalk:** Concrete

- **Grade and Seed**

Notes: Builder will to grade and seed with mulched hay to all disturbed areas. The yard will be loamed and seeded, prior to closing,

Additional Notes:

Vents: Continuous running vented fans required in all upstairs bathrooms, provided by builder.

Smoke/CO2 Detectors: to be installed, per code, by builder.

House Number: Builder to provide house number and install in location determined by builder.

Limited Warranty: A one year (1) limited warranty is included in this contract for defects in the work furnished by builder. At the end of the warranty year, Customer is provided with a Builder's 4-year home warranty. This warranty is not transferable.

Mail box: Buyer to provide and install mailbox, mail box post and mailbox numbers, at a location suitable by builder.