

- Foundation**
- Footers – 3000 psi concrete with continuous reinforced steel
 - CMU Foundation
 - Waterproofing – Tuff 'N' Dry with 15 year warranty for basement only where applicable
 - 4" perimeter drain tile

- Structural**
- Floor joists 2 x 10 @ 16" o.c. or TGI
 - Floor Systems: 3/4" T&G O.S.B.
 - 2 x 4 Exterior wall studs – 16 o.c.
 - Exterior wall sheathing, 7/16" O.S.B.
 - 2 x 6 rafter or roof trusses – per plan
 - 2 x 6 or 2 x 8 ceiling joist or engineered roof trusses (per plan)
 - 7/16" O.S.B. roof sheathing with ply-clips
 - Ceiling heights 8 ft. Main Level

- Plumbing**
- PEC water supply system
 - PVC drain waste and vent system
 - Fiberglass bathtubs and showers
 - Round vitreous china water closets - white
 - 7 1/4" deep stainless steel kitchen sink
 - 1/2 HP in-sink-erator disposal
 - Single lever bath faucets by Moen
 - Washer hookup and dryer receptacle
 - 50 gallon electric water heater
- Electrical**
- 20 AMP main electrical panel with breakers
 - Smoke detectors (per code)
 - Exterior receptacle on GFI circuit
 - Builder light fixture package – includes butts and doorbell
 - Exhaust fan in bath
 - Box, conduit and faceplate for phone outlets (1 per room excluding Dining Room, Laundry Room and Bathrooms)
 - Category 5 phone cable and RG6 TB wiring installed (home run)
 - Wiring for ceiling fan/light in living room and master bedroom – fixture not included

- Appliances**
- Dishwasher – 5 cycle
 - Ventless Rangehood
 - Electric Coil Top Range, self cleaning
 - Plumbed for Ice Maker Box

- Exterior**
- Vinyl siding
 - Vinyl soft, aluminum wrap fascia and trim
 - Class A architectural fiberglass roof shingles over 30 lb. Felt – Ice dam material @ eaves
 - Continuous ridge & soft vent
 - Single hung vinyl windows
 - Front door 8 panel insulated steel
 - Deluxe exterior front door handle & dead bolt – nickel finish
 - Concrete sidewalk if applicable
 - Asphalt paved driveway
 - Porches – treated lumber with white vinyl rail
 - Foundation – block to grade
 - Garage Door – raised panel – steel non insulated
 - Gutters & downspouts to piping

- Interior Finish**
- Ceilings and walls: 1/2" gypsum drywall

- Interior trim: painted semi-gloss
- Walls: Primer plus coat latex paint (one color)
- Textured ceilings
- Carpet & Vinyl floor covering
- 1/4" underlayment at vinyl flooring areas
- Shoe molding at vinyl areas
- Six panel hardboard paint grade interior doors
- Nickel finish lever door hardware
- Kitchen cabinets and laminated countertops
- Vanity tops are white on white cultured marble with recessed sink
- Chrome bath accessories
- Vinyl coated wire shelving – per plan
- Mirrors over vanities – set on backsplash, full width 36" height

Insulation and Heating/Cooling Preparation

- Floor: Per Code
- Exterior walls: Per Code
- Attic: Per Code
- Foam sealer at exterior wall electrical boxes
- Electric Heat Pump (13 Seer)

Landscaping

Basic Landscape Package picked by Seller before development and/or construction begins. Package includes Grass Seed, Straw, Mulch beds and Shrubby. New lawns require maximum maintenance by purchaser. Plants may require watering in cold weather as well as during warm periods. Lawns are not guaranteed. *See Covenants and Restrictions for more information.

SAS OPTIONAL PRICING REQUEST (OPR) process is designed to help make the customization of your new home easy, streamlined and efficient. You'll be able to add your personal touches while staying on schedule and within budget. The idea is to know when to customize and how changes can impact costs and closing. Timing is everything! If you follow these simple rules, you'll move into the home of your dreams faster and at the price you expected.

FOUNDATION-FRAMING-ROOFING-PLUMBING-MECHANICAL-ELECTRICAL-EXTERIOR MATERIALS-INSULATION DRYWALL-INTERIOR PAINT/KITCHEN/BATH FLOOR COVERING CABINETS-HARD SURFACES-CARPENTRY-FINAL REVIEW.

BUYER WALK-THROUGH
 Builder reserves the right to alter materials, specifications, features, designs and prices without prior notice.
 10 Year Residential Warranty Corporation is a Limited Warranty available for additional cost.
 SAS Builders Inc.
 3169 Commerce Street
 Blacksburg, VA 24060
 953-2080 ext. 2417
 Email: sstump@sasbuilders.com

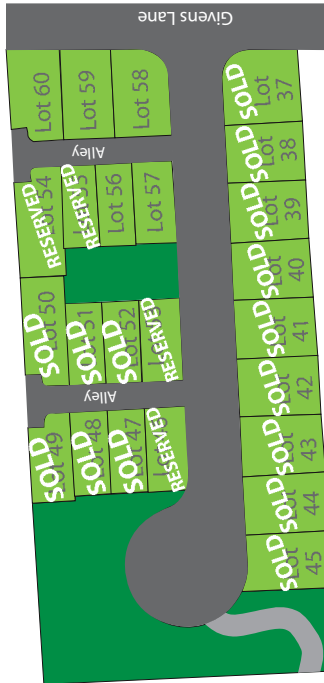


Shelia Hedrick Stump
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Disclaimer: Map, photographs and sketches are a reasonable estimate. Lots may vary in size. Siding, color, and trim colors may vary. Room dimensions and square footages are approximate and final plan may vary. Lighting, fixtures and landscaping will show on site. Plans are subject to change. Contact builder for the most up to date information.



SAS Builders, Inc. 3169 Commerce Street, Blacksburg, VA 24060. Contact: Shelia Hedrick Stump 540-953-2080 ext. 2417, 540-605-0750 cell. Directions: On 460 West take Tom's Creek Road exit, turn Left on Chickadee/omy Drive, left on Givens Lane, Right on Alex Lane. Lockboxes will be installed on Givens Lane, Alex Lane, and Chickadee/omy Drive. See Listing Agent: \$1000 to be paid directly to the builder on homes under construction and homes not yet started if standard plan is selected. No notes accepted. All options must be paid in advance in addition to standard deposit. Homeowners Association assessment include a one time initial contribution fee of \$300 to be paid at closing for the reserve fund then \$444 per year (includes lawn mowing). Declarant reserves the right to raise without notice. Utilities are public water and sewer and underground electric. Phone pre-wired in living room and bedrooms. Exterior colors are selected by the builder/Architectural Review Committee. Miscellaneous include 1 standard color. Heat and Air is 13-Seer Electric heat/pump with cold air return in all bedrooms. Roads are state and HOA maintained. can be purchaser's choice.



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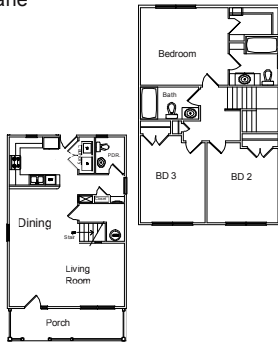
Lot 56 - 1727 Aden Lane



FLOOR AREA SUMMARY
 MAIN LEVEL 704 SQ FT
 UPPER LEVEL 748 SQ FT
 TOTAL 1452 SQ FT

FIRST FLOOR ROOM DIMENSIONS
 LIVING 12 X 21
 DINING 10 X 12
 KITCHEN 8 X 10
 POWDER RM. 8 X 7

SECOND FLOOR ROOM DIMENSIONS
 MASTER BR. 12 X 12
 BEDROOM 10 X 12
 BEDROOM 8
 11 X 11
 MASTER BATH 7 X 7
 BATH 7 X 8



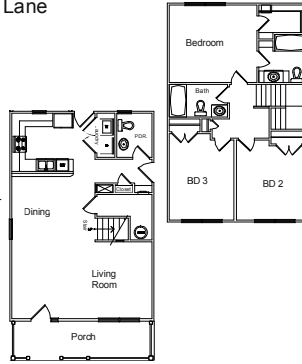
Lot 57 - 1725 Aden Lane



FLOOR AREA SUMMARY
 MAIN LEVEL 704 SQ FT
 UPPER LEVEL 748 SQ FT
 TOTAL 1452 SQ FT

FIRST FLOOR ROOM DIMENSIONS
 LIVING 12 X 21
 DINING 10 X 12
 KITCHEN 8 X 10
 POWDER RM. 8 X 7

SECOND FLOOR ROOM DIMENSIONS
 MASTER BR. 12 X 12
 BEDROOM 10 X 12
 BEDROOM 8
 11 X 11
 MASTER BATH 7 X 7
 BATH 7 X 8



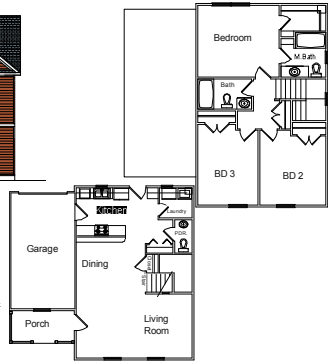
Lot 59 - 1735 Aden Lane



FLOOR AREA SUMMARY
 MAIN LEVEL 704 SQ FT
 UPPER LEVEL 748 SQ FT
 GARAGE 306 SQ FT
 TOTAL 1758 SQ FT

FIRST FLOOR ROOM DIMENSIONS
 GREAT ROOM 12 X 21
 MASTER BR. 12 X 12
 KITCHEN 8 X 10
 POWDER RM. 8 X 7

SECOND FLOOR ROOM DIMENSIONS
 MASTER BR. 12 X 12
 BEDROOM 10 X 12
 BEDROOM 8
 11 X 11
 MASTER BATH 7 X 7
 BATH 7 X 8



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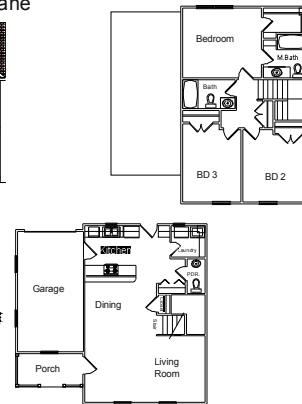
Lot 58 - 1733 Aden Lane



FLOOR AREA SUMMARY
 MAIN LEVEL 704 SQ FT
 UPPER LEVEL 748 SQ FT
 GARAGE 306 SQ FT
 TOTAL 1758 SQ FT

FIRST FLOOR ROOM DIMENSIONS
 GREAT ROOM 12 X 21
 KITCHEN 8 X 10
 POWDER RM. 8 X 7

SECOND FLOOR ROOM DIMENSIONS
 MASTER BR. 12 X 12
 BEDROOM 10 X 12
 BEDROOM 8
 11 X 11
 MASTER BATH 7 X 7
 BATH 7 X 8



Lot 60 - 1737 Aden Lane



GROSS FLOOR AREA SUMMARY:

AREA	AREA	PERCENT	PERCENT
MAIN LEVEL	704 SQ FT	1.00	1.00
UPPER LEVEL	748 SQ FT	1.00	1.00
TOTAL	1452 SQ FT	1.00	1.00

FIRST FLOOR ROOM DIMENSIONS
 GREAT ROOM 12 X 21
 KITCHEN 8 X 10
 POWDER RM. 8 X 7

SECOND FLOOR ROOM DIMENSIONS
 MASTER BR. 12 X 12
 BEDROOM 10 X 12
 BEDROOM 8
 11 X 11
 MASTER BATH 7 X 7
 BATH 7 X 8

