

Echols Village- General Information

Developer/Builder:	SAS Construction, LLC 3169 Commerce Street, Blacksburg, VA 24060 Contact: Shelia Hedrick (540) 953-2080 ext. 2417 or cell (540) 605-0750
Directions:	From 460 toward Blacksburg turn right onto Tom's Creek, Quick left onto Givens Lane go approximately 2 miles turn right onto Whipple Drive, subdivision on right. Or From N. Main, Blacksburg, VA turn left onto Whipple Drive, subdivision on left.
Lockboxes:	Will be installed on homes when constructed
Floor Plans:	Standard House Plans with Multiple Options to expand.
Contracts:	Use SAS NEW CONSTRUCTION CONTRACT and Plans and Spec Addendum for Build Jobs. See Listing Agent
Deposit:	To be paid directly to Builder - \$1,000.00 on Homes Under Construction; \$5,000 on Homes not started if standard plan. No Notes accepted. All Options must be paid in advance in addition to standard Deposit.
Homeowner's Association:	Dues \$120 per year plus a One Time Initial Contribution Fee of \$300 to be paid at closing for the Reserve Fund. (Developer has the right to raise without permission)
Utilities:	Public Water and Sewer Underground Electric Phone Pre-wired in Living Room and Bedrooms, Others Optional
Exterior Colors	Selected by Builder/Architectural Review Committee
Interior Colors:	Standard 1 Color
Floor Covering:	Carpet – Buyer to Select from Builders Series if not previously ordered by Builder
Loan Application:	All loan applications must be made within 5 Business Days of Contract acceptance
Heat & Air	Electric Heat-Pump 13 Seer with cold air return in all bedrooms.
Roads	State and HOA Maintained
Mailboxes:	Purchaser to install and must meet guidelines of HOA
Closing Agent:	Purchaser's Choice
Listing Agent	Steve Bodtke and Peggy Smith 3601 Holiday Lane Blacksburg, Virginia 24060



540-239-1657 Steve Bodtke (cell)
540-239-0238 Peggy Smith (cell)
www.stevebodtke.com



Echols Village- Standards

Foundation

- Footers – 3000 psi concrete with continuous reinforced steel
- CMU Foundation
- Waterproofing – Tuff ‘N’ Dry with 15 year warranty for **basements only**
- 4 ” perimeter drain tile

Structural

- Floor joists: 2 x 10 @ 16 “ o.c., TGI, or Trussed
- Floor Systems: 23/32” 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 rafters 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. and/or 9 ft. per plan.

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

- 200 AMP main electrical panel with breakers
- Smoke detectors (per code)
- Exterior receptacle on GFI circuit
- Light fixture package – includes bulbs and doorbell
- Exhaust fan in baths
- 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 soffit, aluminum wrap fascia and trim
- Architectural roof shingles over Felt – Ice dam material @ eaves
- Continuous ridge & soffit vent
- Single Hung Vinyl windows
- Front door 6 panel insulated steel
- Deluxe exterior front door handle & dead bolt – brass finish
- Asphalt paved driveway
- Concrete sidewalk if applicable
- Porches - white vinyl rail
- Foundation – block to grade
- Garage Door – raised panel – steel non insulated w/glass
- Gutters & downspouts to piping

Interior Finish

- Ceilings and walls: 1/2 ” gypsum drywall;
- Interior door 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
- Six panel hardboard interior doors – paint grade
- Brass finish lever door hardware
- Kitchen cabinets and laminated countertops
- Vanity with white on white cultured marble top
- 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 to include, fine grading, seeding and mulch beds with basic shrubs. We seed and straw the disturbed area and after settlement reshaping or re-seeding will be purchaser responsibility. New seeded lawns are not guaranteed. New lawns will require maximum maintenance by purchaser until established. Plants may require watering in cold weather as well as during warm periods.

CUSTOMIZE YOUR NEW HOME FROM THE GROUND UP

OPTIONAL PRICING REQUEST (OPR)

SAS 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→CARPET→FINAL REVIEW
BUYER WALK-THROUGH

Builder Reserves the right to alter materials, specifications, features, designs and prices without prior notice.



SAS Construction
3169 Commerce Street
Blacksburg, VA 24060
953-2080 ext. 2417



10 Year Residential Warranty Corporation a Limited Warranty is available for additional cost.