

The Meadows At Northside – 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 1 mile turn left onto Progress Street, left onto Northside Drive.
Or From N. Main, Blacksburg, VA turn left onto Givens Lane, right onto Progress Street, left onto Northside Drive.
- 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 \$100 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 Gas Heat- 13 Seer with cold air return in all bedrooms.
- Roads State Maintained
- Mailboxes: Purchaser to install and must meet guidelines of HOA
- Closing Agent: Purchaser's Choice
- Listing Agent

Steve Boddke and Peggy Smith
3601 Holiday Lane
Blacksburg, Virginia 24060



540-239-1657 Steve Boddke (cell)
540-239-0238 Peggy Smith (cell)
www.steveboddke.com



The Meadows at Northside - 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: 3/4" T&G O.S.B.
- 2 x 4 Exterior wall studs – 16 o.c.
- Exterior wall sheathing, 7/16" O.S.B.
- Trusses or rafters – 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 9 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 Kohler Hartland Cast Iron kitchen sink – white
- 1/2 HP In-sink-erator disposal
- Single lever bath faucets
- Washer hookup and dryer receptacle
- 50 gallon gas 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 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 all bedrooms – fixture not included

Appliances

- Dishwasher –6 cycle
- Ventless MicroHood, (outside venting is an upgraded option)
- Radiant Smooth Top Electric Range, self cleaning
- Plumbed for Ice Maker Box

Exterior

- Vinyl siding with Brick to grade
- Vinyl soffit, aluminum wrap fascia and trim
- Class A architectural fiberglass roof shingles over 30 lb. Felt – Ice dam material @ eaves
- Continuous ridge & soffit vent
- Anderson® Vinyl windows with insulated glass, double hung tilt in sash or vinyl casement per plan
- Front door 6 panel insulated steel with 1/2 glass side light - 3⁰ x 6⁸ - Varies per plan
- Deluxe exterior front door handle & dead bolt – Satin Nickel finish
- 200 sq. ft. trex deck floor with white vinyl railing (steps not included)
- Asphalt paved driveway

- Concrete sidewalk from entrance to driveway
- 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;
- 4 1/4 " colonial base molding, 3 1/4 " casing trim
- Rounded Corner Bead
- Interior trim – painted – semi-gloss (one color)
- Walls – Primer plus coat latex paint (one color)
- Textured ceilings
- Carpet, Hardwood and Tile floor covering
- Shoe molding at tile and hardwood areas
- Hardboard interior doors – paint grade
- Satin Nickel finish lever door hardware
- Kitchen cabinets and solid surface countertops
- Vanity top with white on white cultured marble
- 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
- Forced air gas heat –zoned per plan (80% efficient) with air conditioning (13 seer)

Landscaping

Basic Landscape Package picked by Seller before development and/or construction begins. Package includes, fine grading, seeding and mulch beds with basic shrubs. Only disturbed area will have seed and straw. After closing reshaping or re-seeding is purchaser's responsibility. New seeded lawns are not guaranteed. New lawns will require maximum maintenance by purchaser until established. Shrubs will be warranted for 30 days after settlement. 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



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

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