

STAFFORD'S FARM – GENERAL INFORMATION

- Developer/Builder: SAS Construction, LLC 3169 Commerce Street, Blacksburg, VA 24060
Contact: Scott Stosser (540) 953-2080 ext. 102 (or)
Shelia Hedrick (540) 953-2080 ext. 101
- Directions: From Route 460 Intersection at NRV Mall turn onto Rt. 114 (Peppers Ferry Road), cross railroad tracks, turn right onto Stafford's Drive. Subdivision is located approximately ¾ Mile on Left
- Lockboxes: Will be installed on homes when constructed
- Floor Plans: 6 Choices – Will Customize to Suit. Not all house plans will fit on all lots – See Listing Agent
- Contracts: Use SAS NEW CONSTRUCTION CONTRACT and Plans and Spec Addendum for Build Jobs
- Restrictions: Call Listing Agent. Property Owners Package available for review by Prospects.
- Deposit: To be paid directly to Builder - \$5,000.00 on Homes Under Construction; \$10,000 on Homes not started if standard plan. No Notes accepted. All Options must be paid in advance in addition to standard Deposit.
- Utilities: Public Water and Sewer
Underground Gas, Electric
Cable/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 Forced air gas heat – single zone (80% efficient) with air conditioning (10 seer), Gas Hot Water Heater
- Roads State Maintained
- Mailboxes: Purchaser to install
- Homeowner's Association: Dues \$110.00 per year plus a One Time Initial Contribution Fee of \$200.00 to be paid at closing for the Reserve Fund. (Developer has the right to raise without permission)
- Closing Agent: Purchaser's Choice
- Listing Agent:



LONG & FOSTER
3601 Holiday Lane - Blacksburg, VA 24060
Priscilla Morris (ABR, GRI, CRS, REALTOR): 540-552-1010 ext. 122
Pam Powell (Licensed REALTOR Assistant): 540-552-1010



Stafford' Farm Standards

Foundation

- Footers – 3000 psi concrete with continuous reinforced steel
- CMU Foundation
- Waterproofing – Tuff 'N' Dry with 15 year warranty for basements
- 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 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
- Elongated 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 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, conduit and faceplate for TV and phone outlets (1 per room excluding Dining Room, Laundry Room) Phone outlet in baths only
- 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
- Microwave Range Hood Exhaust
- Electric Range, self cleaning
- Plumbed for Ice Maker Box

Exterior

- Twin 4 " or 5" dutch lap vinyl siding
- 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
- Vinyl windows with insulated glass, double hung tilt in sash or vinyl casement per plan
- Shutters on front windows (if shown 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 – nickel finish
- Deck – 120 sq. ft. pressure treated lumber (steps to grade not included)
- Asphalt paved driveway – 12 ft. x 16 ft.
- Concrete sidewalk from entrance to driveway

- Porches - white vinyl rail
- Foundation – finish material (see plan) to grade
- Garage Door – raised panel – steel non insulated w/glass
- Gutters & downspouts to piping

Interior Finish

- Ceilings and walls: 1/2 " gypsum drywall;
- 3 1/4 " colonial base molding, 2 1/4 " casing trim
- 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 interior doors – paint grade
- Nickel finish door hardware
- Kitchen cabinets and laminated countertops
- Vanity top white on white cultured marble with recessed bowl
- 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 – single zone (80% efficient) with air conditioning (10 seer)

Landscaping

- Basic Landscape Package to includes, fine grading, seeding and mulch beds with basic shrubs. \$1300.00 Construction Allowance

Warranty

- Residential Warranty Corporation available for additional cost

*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. 101 or 102

