



ALYS BEACH

CONSTRUCTION



WE BUILD HOUSES TO EXCEED EXPECTATIONS.

OUR PAST INSPIRES US

In 1944, after successfully selling magazines door-to-door during the Great Depression, Elton B Stephens and his wife, Alys, founded a company to meet subscription and small-scale manufacturing needs for the U.S. Armed Forces. Today that company is EBSCO Industries, Inc., an international conglomerate headquartered in Birmingham, Alabama.

Ranked by Forbes in the top 200 of the nation's largest privately-held companies, we now own businesses in a diverse set of industries, including information services, insurance, manufacturing, and real estate development.

OUR COMMITMENT TO EXCELLENCE DRIVES US

Since those early days, EBSCO has changed in ways Elton and Alys may have never imagined. Still, in the midst of all of our growth, our values have stayed the same. The principles that guided Elton and Alys in those early days are the same ones that define us today. EBSCO and its businesses, including Alys Beach, are defined by a commitment to quality and customer service, a focus on profitable growth, and a culture of continuous improvement. At Alys Beach Construction, we seek to understand our clients' vision just as we seek to understand the land on which we build—with every decision working together harmoniously.

WE ARE EXPERTS ON ALYS BEACH

OUR EXECUTION SEPARATES US

Alys Beach Construction creates homes exclusively in Alys Beach. Since the town was founded in 2004, we have overseen the completion of 75% of the homes in our community. That's because our clients recognize that we are not only experienced with Alys Beach homes, but that we are equally committed to the community—its homes, its residents, and its future.

Our team is not stretched between other jobsites along the Florida Panhandle. We are focused on perfecting

and maintaining Alys Beach's distinctive Bermudian architecture, while also creating homes that are safe, comfortable, and respectful of the town's gorgeous natural setting.

We know that our projects are more than timelines and materials. They are a reflection of us and a home for you and future generations. We take pride in our craft, focusing on the importance of every aspect of your home, from foundation to fixtures.



OUR HOMES ARE MORE THAN STUNNING

SAFETY AND PROTECTION

Made to withstand hurricane-force winds and wildfires, the homes at Alys Beach are built to meet the prestigious standards of Fortified for Safer Living®. Launched in 2000, Fortified for Safer Living® is a national, inspection-based program that helps owners and builders integrate disaster-resistant features into the construction of homes. Sponsored by the nonprofit organization Insurance Institute for Business & Home Safety (IBHS), Fortified standards are designed to increase a home's resistance to local natural hazards.

Whether building a new home or updating an existing one, we require that every house in Alys Beach be designated as Fortified. As a result, we expect Alys Beach to be the first fully Fortified community in the world.

SUSTAINABILITY

Alys Beach Construction continues to build beautiful homes with the same care and intent that went into founding this community. When you look closely, you can see the many subtle ways that Alys Beach is influenced by the white sand beaches and emerald waters along its shore. The beauty of our natural surroundings is reflected in the Bermudian architecture and design established for the community, which in turn helps to support and preserve the coastal environment.

One of Alys Beach's most noticeable features is the palette of white roofs and walls—an adaptation conceived in response to the natural environment. Like the Caribbean architecture that inspires us, the white exteriors of our houses reflect much of the sun's heat and help keep the town cooler. The intention with which we construct the environmentally-conscious exteriors of Alys Beach homes is continued inside, where a host of green features like spray foam insulation, enduring materials, and efficient appliances help to conserve water and energy and increase durability. All Alys Beach homes are required to be third-party certified as green homes by the Florida Green Building Coalition, making ours the first community in Florida to do so.

The sustainable homes and buildings we construct are positioned to take advantage of the Gulf breezes and are well-connected by a network of streets and paths that make walking and biking the preferred methods of transportation at Alys Beach. What's more, the streets themselves integrate innovation with a tradition of lasting infrastructure. The cobblestone streets in Alys Beach harken back to the centuries-old roads that wind through European towns, but ours are hand-set in deep layers of gravel, allowing around one-third of the rain that falls to gently filter into the ground.



OUR PROCESS IS FOUNDED ON EXPERIENCE

BEFORE CONSTRUCTION

Before we break ground on your home we will give you contact information for all the Alys Beach Construction team members involved in building your home and discuss how you prefer to be contacted, including how you would like to receive weekly progress updates with photos. We aim to manage and meet your expectations throughout the entire process.

DURING CONSTRUCTION

Each week during construction we will send you photo updates electronically, so you can see the progress on your home. Additionally, you will receive a monthly report, which will include a contract status report, time summary, and progress report of work performed during that month, as well as the work planned for the upcoming month and any inspection reports received. Prior to drywall installation, you will have an opportunity to schedule a site visit for your family and/or your interior designer. We encourage homeowners to use this opportunity to review the layout for electrical lighting and switches, thermostats, air-condition venting, plumbing fixtures, and audio/visual equipment. This is also the ideal time to measure rooms for furniture layouts and windows for treatments, leaving you plenty of time to order those items.

ONCE YOUR HOME IS COMPLETE

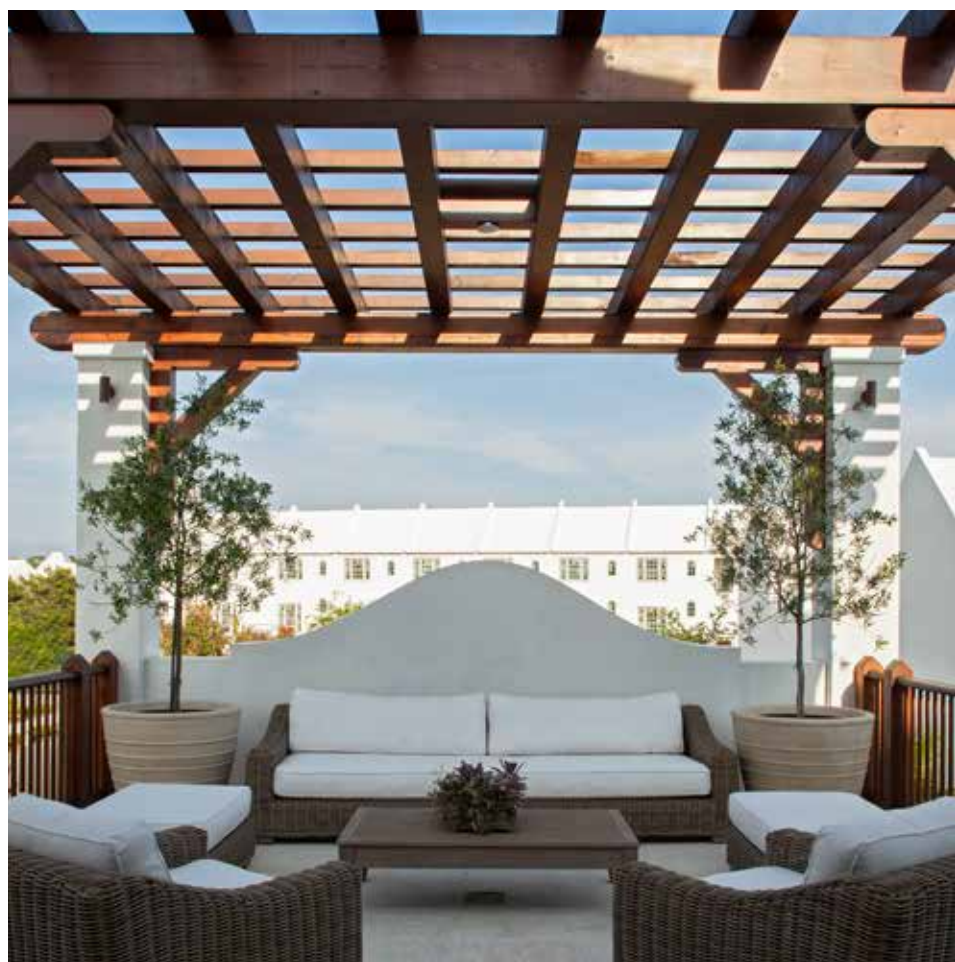
Prior to closing, you will set up a transfer of utilities and work with your builder representative, owner liaison, and warranty and punch supervisor to schedule your homeowner orientation. Orientation is an opportunity for us to walk through your home with you, ensure that you are familiar with all the features, and confirm that everything meets your expectations. Afterwards, we will provide you with a home warranty binder, both electronically and as a hard copy, that includes all the pertinent information about your home, thus beginning your 1-year Warranty period.

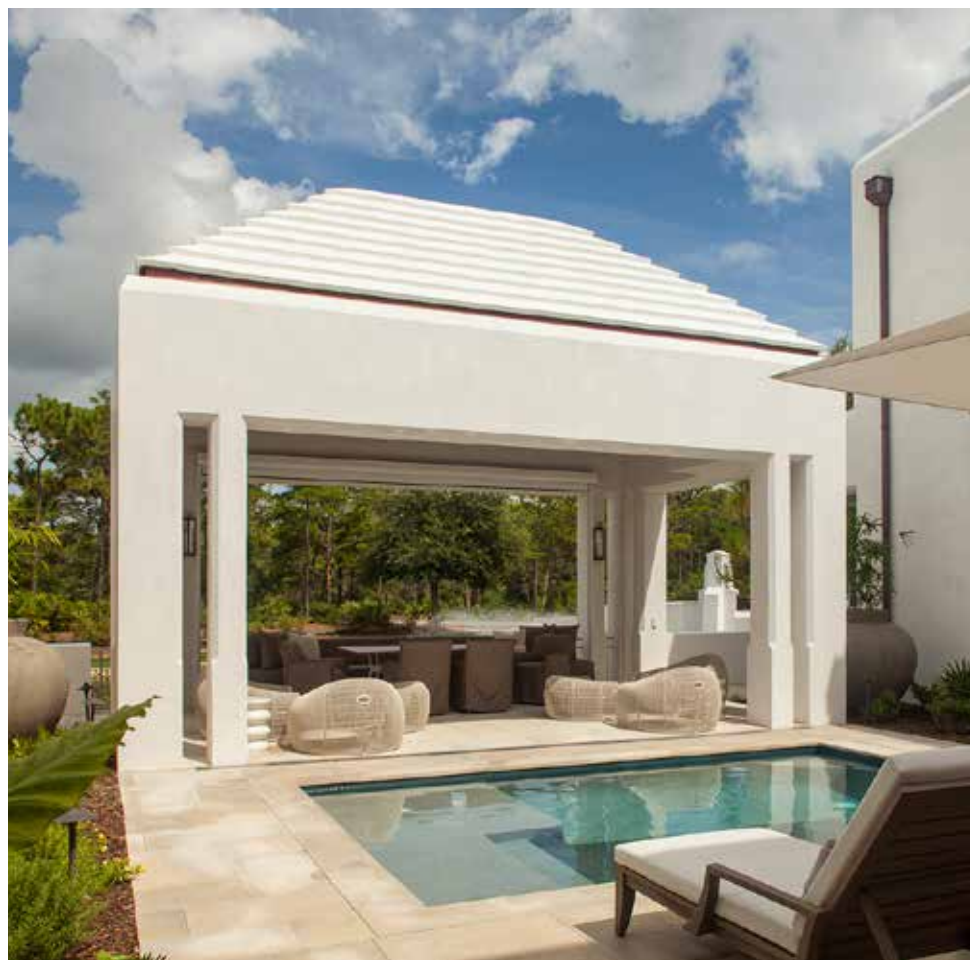
At your Homeowner Orientation or Homeowner Turnover Meeting, we will also create a final punch list together, which our team will address as quickly as possible. Once we complete the punch list, you will have a chance to review all the work performed and sign off on the completed punch lists items. During the first year, you will share any warrantable items that need to be resolved with the warranty and punch supervisor. Prior to the end of the year, Alys Beach Construction will offer a final inspection of the home and any remaining items identified will be addressed. The Warranty period will end once the final One-year warranty list has been completed and signed by you and your contact on our team.

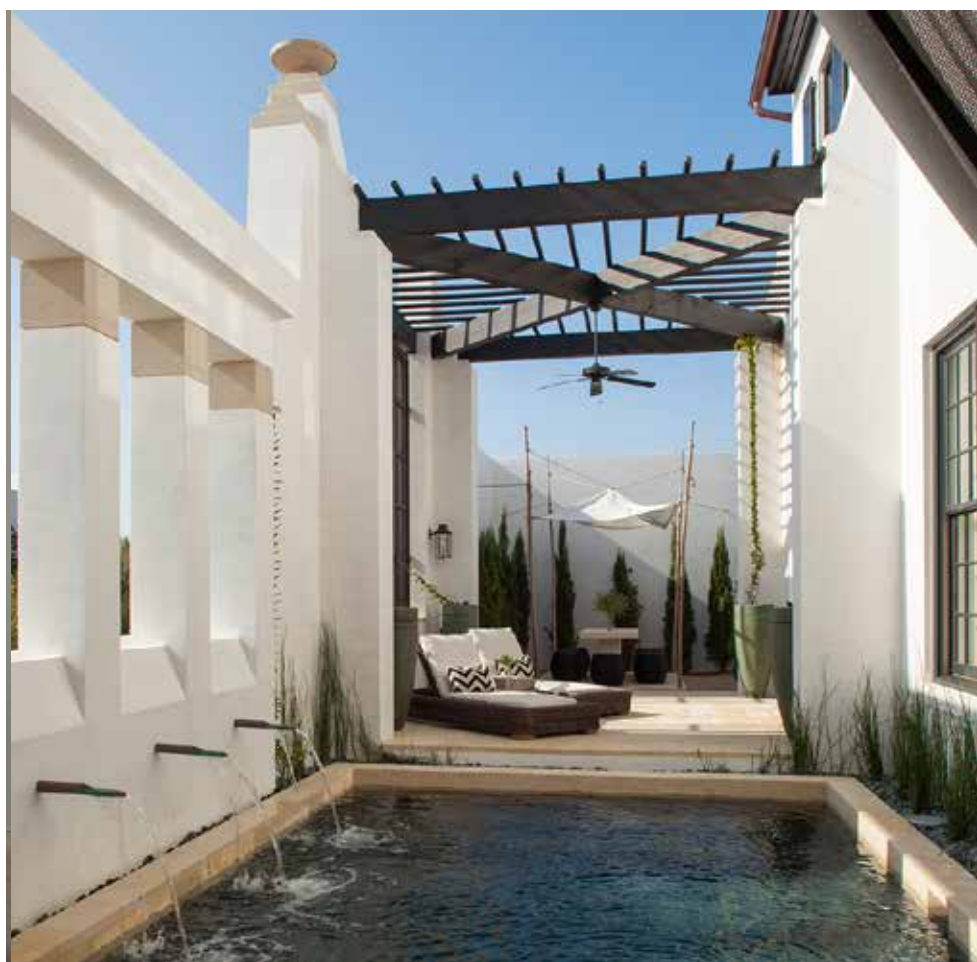
During this process your family will become a part of our Alys Beach Construction family, so you can rest assured that your home is in the hands of people you know, see often, and can depend on.



{SEEING IS BELIEVING. TAKE A LOOK AT SOME OF OUR CUSTOM HOMES.}















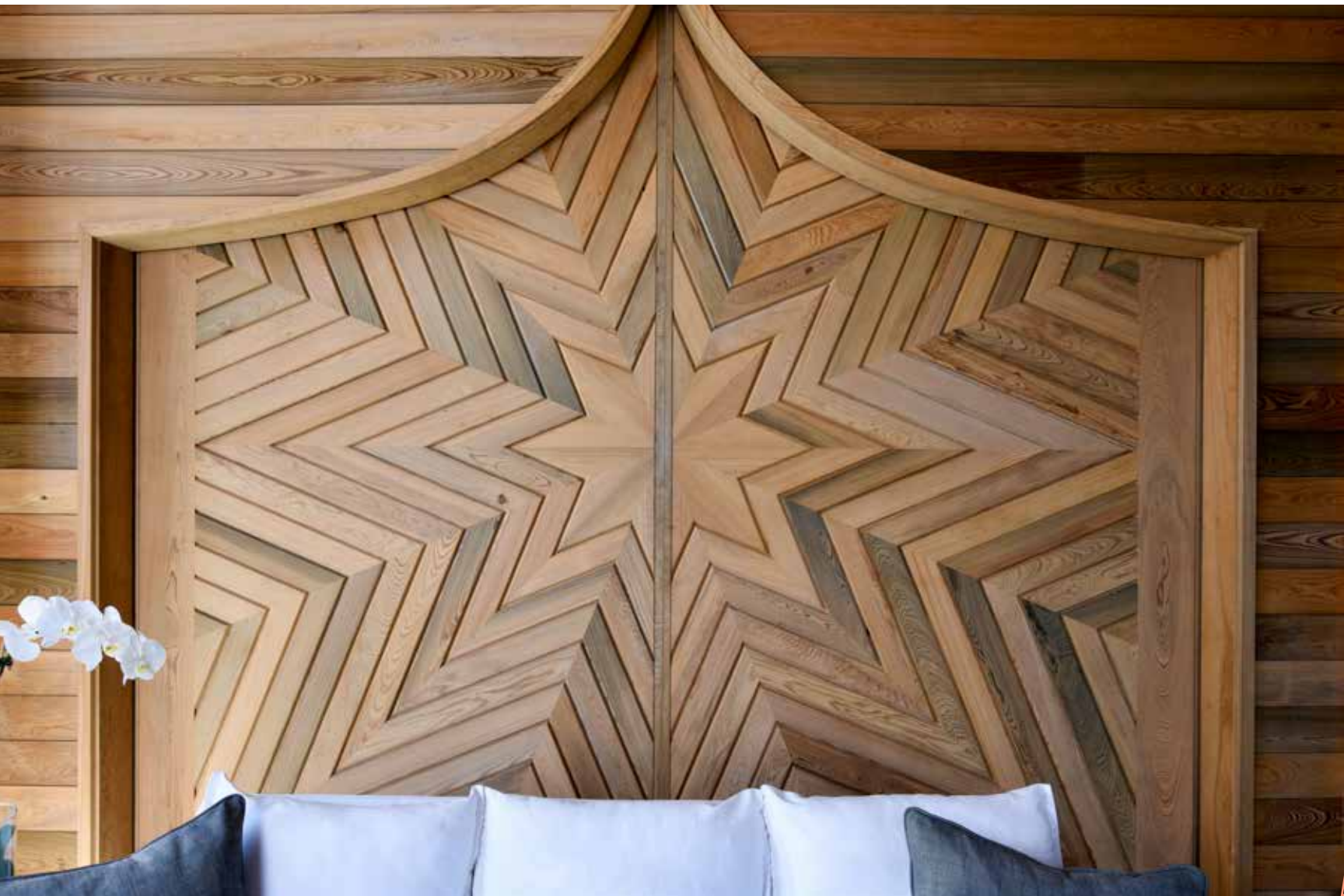


WE BUILD MORE THAN HOMES. WE BUILD TRUST.

YOUR EXPERIENCE DEFINES US

We know that building an Alys Beach home is an investment, so your builder should be someone you can trust. We cultivate partnerships with our homeowners from day one—because building a home requires a symphonic relationship between all parties involved. To create your perfect home, we seek to clearly understand your vision, expectations, concerns, and questions; so you can be confident we'll bring your vision to life. As the town's resident construction company, we are on-site every day, so you'll know exactly where to find us. We take pride in our response rate and ability to resolve issues quickly. To date, our satisfaction rating is well above the industry average, with homeowners frequently noting our commitment, attention to detail, and transparent communication. And our attentiveness doesn't end the day we turn over the keys. Whether we're in the process of building a home for you, or we built your home 10 years ago, you can expect the same service from our team.

Our commitment to quality drives your experience. Throughout the construction process we will work with you directly to ensure that each decision—from building materials to interior features—is the right one for you, your family, and your home. We are thorough and transparent, providing homeowners with unmatched attention to detail and communication. We can do that because our team is focused entirely on Alys Beach, its homeowners, an un-matched home-building experience, and the ways in which the community can continue to sustain our reputation as the most premiere beach-side town in the Southeast. We understand that building your dream home from afar involves trust and a level of comfort with your builder to do the right thing. You deserve a builder with integrity that you can trust to be there from beginning to end. We look forward to helping you create your perfect home.



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