

VICTORYGATE CUSTOM HOMES

INCLUSIVE FEATURES

BASEMENT & GARAGE

9' poured basement walls with 30-year GMX waterproofing warranty.

16" x 8" formed concrete footer.

Exterior and interior PVC footer drains.

Sump pump.

Basement windows per plan.

Insulated 16x8 or 9x8 garage door (per plan).

Quiet belt-driven garage door opener.

Garage floor is reinforced concrete 4" thick with 10" x 10" floor drain per garage stall.

Two GFI electrical outlets for convenience in garage.

Walls and ceilings are dry-walled and textured for finished appearance in garage only.

STRUCTURAL

Joists, 2x10 16" on center, with 3/4" upgraded floor sheathing glued, seams sanded, and floors screwed down.

Interior and exterior walls to be 2x4 16" on center. Option 2x6 16" on center.

Bottom of 2x4 plate screwed and glued down.

Engineered roof truss system on all roofs (per plan).

Exterior walls will have 7/16" OSB sheathing/roofs 1/2" OSB sheathing.

Primed steel I-Beams in basement with steel posts (per plan).

ENERGY EFFICIENCY

Owens Corning R-15 batt wall insulation, option of R-19 when 2x6 is used.

Owens Corning R-49 blown ceiling insulation.

Tyvek house wrap on all walls, gables, and garages.

High efficiency 96% gas furnace with 13 seer A/C unit.

Direct vent fireplace with tile, stone, or solid surface surround and hearth (per plan).

Programmable digital thermostat.

Smart Home Technology with Wi-Fi panel, skybell, 2 HDMI and Cat 5 runs for smart TV's.

ELECTRICAL

Generous lighting budget.

Electrical service will be 200 amps.

Two areas designated for Cat 5.

Electric smoke detectors with battery backup on all levels, including main halls with co2 detectors.

GFI receptacles in all bathrooms and kitchens.

Smart Home Service Panel for all low voltage connections.

Rough in Security with door contacts and motion sensors where needed.

PLUMBING

Top brands chrome faucets throughout the home.

Top brand kitchen faucet included with side sprayer.

Tub and shower are a one-piece surround (per plan).

Drop in laundry tub in laundry room with standard faucet (per plan).

Toilets to be white elongated.

Obscure glass shower door installed on one-piece shower units.

PEX water lines provide years of clean water and durability.

50 gallon gas power vent. Option in Navien tankless or larger gas water heater.

Electric or gas for clothes dryer and range.

INTERIORS

MDF 5-1/2" base and 3-1/2" MDF on all windows and doors.

Option in crown molding and other trim options for upgrades.

Bi-pass and bi-fold doors picture framed with MDF 3-1/2" casing (per plan).

Handrail or 1/2 walls at stairs and lofts (per plan).

Custom Vinyl Wood shelving in all closets, linens, and pantry.

Painting, staining, and three coats varnishing.

Wall painting with Sherwin Williams Emerald paint with up to 3 color choices.

Large assortment of brand name cabinets.

Optional handcrafted cabinets.

Quality hard surface flooring, plush carpet, and 8# pad throughout home.

Generous hardwood, LVP and tile budget (per plan).

Generous budget for solid surface counter tops in Kitchen.

Vanity and Laundry to have VictoryGate vanity program Quartz.

Plated glass mirrors above all vanities.

Masonite hollow-core doors. 7 styles to choose from.

Option other door species and styles for an upgrade.

Upgraded door hardware.

9' ceilings on the first floor and 8' ceilings on the second floor (per plan).

EXTERIORS

CertainTeed Limited/Lifetime warranty dimensional shingle.
Shingle over ridge vent.
Jeld-Wen Premium, Pella 250 series, or Anderson 100 series vinyl windows.
Option in a double hung, low-E wood clad window.
Option in windows of your choice.
Therma-Tru custom insulated fiberglass front door.
Insulated service door. 7 styles to choose from.
Optional exterior trim and shutters per plan.
Upgraded exterior door hardware.
Concrete front porch or stoop (per plan).
Optional stone, stucco, or brick (per plan).
Three GFI electrical outlets.
Two frost-free cold-water faucets.
One hot/cold faucet in garage.
Areas disturbed by construction will be rough and finish graded at completion.
Synthetic felt paper and ice guard protection on all valleys and eaves.
Maintenance-free upgraded vinyl siding with limited lifetime warranty.
Full screens for all windows and sliding doors (per plan).
Seamless aluminum gutters with hidden hangers and matching down spouts.

PEACE OF MIND

Secure all building permits.
Dumpster and trash removal during construction.
Final cleaning of entire home.
Porta-jon on site.
Home is accessible daily.
One-year builder fit and finish warranty.
Professional Warranty Service Corporation 10-year Structural Warranty.
In house VictoryGate team to guide you through selections process.

MANUFACTURER WARRANTY

Therma-Tru has a 20-year warranty on door panel, glass inserts, grilles, hinges, weather stripping, door bottom gasket, corner seals, and sills.
Waterproofing has a 30-year warranty.
All faucets have a lifetime warranty on finish.
CertainTeed Limited/Lifetime warranty on dimensional shingles.
Vinyl siding has a lifetime warranty to original homeowner.