

# VICTORY HOMES STANDARD INCLUSIONS\*

All Homes are Built Within Focus on Energy New Home Standards



## CONSTRUCTION INCLUSIONS

Poured walls with Form-a-Drain 8' tall x 8" thick  
Horizon Foundation Finishing System  
1" rigid foundation insulation from footing to the top of the foundation wall  
Two 32"x 16" vinyl basement windows with area wells and screens  
Sump pump/drain tile per required code  
11-<sup>7</sup>/<sub>8</sub> I-Joist floor joists (minimum)  
High performance 3/4" tongue and groove floor sheathing  
2" x 6" 16" O.C. exterior wall framing  
OSB sheathing at house exterior walls  
Tyvek house wrap at house and garage exterior walls  
Andersen 400 wood clad windows w/screens, low-E-glass, and internal window grilles complete  
Andersen wood clad patio door w/screen, low-E-glass, and grilles  
Engineered steel beams and columns  
Engineered roof trusses 24" O.C.  
1/2" OSB roof sheathing with H-clips  
Lifetime dimensional shingles with 15 lb. felt and continuous ridge vent  
R-50 blown ceiling insulation  
R-21 wall batts  
Box sills insulated with R-19.8 average closed cell foam and wrapped over sill to seal house to foundation  
Rough and finish clean-up

## EXTERIOR INCLUSIONS

James Hardi climate engineered cement board siding with premium caulk  
Miratek trim and fascia with plywood soffits  
Exterior brick per plan  
Individual roof vents and baked enamel colored valleys to complement shingle color  
6-panel H/F front entry door including H/F sidelights  
Andersen full view maintenance free combination storm door  
Haas # 680 16'x8' and 9'x8' double sided steel insulated raised panel garage doors  
(2) Chamberlin LiftMaster # 3255 1/2HP door openers w/(2) transmitters, and keyless entry  
Maintenance free seamless colored gutters with 4" downspouts  
2 Exterior hose bibs  
2 exterior GFCI outlets  
Front and rear doorbells  
Exterior staining, (2) colors

## INTERIOR INCLUSIONS

95% Energy efficient furnace  
13-SEER Energy efficient central air  
Honeywell programmable thermostat  
Media air cleaner with (1) extra filter  
High-low air returns  
75 gallon power-vent gas water heater  
Water/ice maker line to refrigerator

Rough-in for future full bath in basement  
Shut-off valves at all water fixtures  
Posi-Temp shower valves  
Electric for dryer and range  
200 Amp electric service  
Structured wiring package  
Smoke detectors per code  
One Carbon monoxide detector per floor (including basement)  
Noise reducing bathroom exhaust fans per code  
ISE Badger 1 garbage disposal  
Whirlpool dishwasher  
Whirlpool space saver over the range microwave-vented to exterior  
Kohler series chrome faucets in all baths  
Kohler whirlpool tub w/ceramic tile deck in master bath  
Kohler Memoirs shower pan with ceramic tile walls to 7'6" height at master bathroom shower  
Tub/shower modules at main bathroom(s)  
Chrome frame w/tinted glass shower door in master bath  
Laundry sink or basement utility tub per plan  
Kohler series elongated water conserving toilets  
Kohler Chrome kitchen faucet w/pullout sprayer  
Kohler bathroom sinks (where applicable)  
Granite countertops with stainless steel undermount sink at kitchen  
Toilet paper holder and 24" towel bar included in each bathroom  
Corian countertops in master and laundry, with integrated #810 sinks at master bathroom and Mustee 10 sink at the laundry room  
Two panel arch top Poplar interior doors with large Poplar case and base  
Crown moulding at dining room  
DuraSupreme custom Maple raised panel cabinetry with hidden hinges, full extension dove tail drawers with softclose  
Custom kitchen cabinet layout with built-in appliances per plan  
Interior staining on site with professional 3 coat system  
Choice of 13 unfinished solid wood floors or 12 pre-finished engineered floors at foyer, front hall, kitchen, dinette, rear hall and powder room (if applicable)  
Ceramic tile flooring at master bath, main bath, and laundry room  
Classic Maple/Beech stair parts  
Wood window jambs, sills, and casing of windows  
Painting of interior ceilings and wall (2) colors on walls  
Mirrors above all vanities excluding pedestal sinks where applicable  
Satin nickel Schlage hardware per model including deadbolts  
Satin nickel cabinetry hardware per model  
Knockdown drywall texture-ceilings and walls  
Rounded corners complete  
Lennox EDV-4035 gas direct vent fireplace  
Brick face veneer to crown mantle, flush brick hearth

## ALLOWANCES INCLUDED

Excavation allowance  
Carpeting allowance  
Light fixture allowance  
Appliance allowance

\*Standard inclusions are subject to change without notice.