

Virtue Finish Package

Foundation

- 1 Egress window with window well
- 3" basement concrete floor with 6 mil poly vapor barrier underneath
- 4" garage concrete floor with control joints
- 2" XPS foundation foam (R-10) with 4 mil poly
- Exterior & interior drain tile connected to 1 sealed sump pit
- Engineered LVL structural beam with steel columns
- Concrete conveying
- Final rough grading for easy install of top soil and lawn

Framing

- Tall ceilings in main living area (per plan)
- 2x6 treated mud sill plate with sill sealer and caulked to foundation wall
- Engineered I-joist floor system 16" O.C.
- 3/4" T&G OSB subfloor – glued and nailed
- Quality kiln dried SPF dimensional lumber to minimize warping
- 2x6 16" O.C. exterior wall framing with 7/16" OSB
- 2x4 16" O.C. garage wall framing with 7/16" OSB
- 2x4 16" O.C. interior wall framing
- Garage to house wall is sheathed with OSB and covered with Tyvek home wrap
- Tyvek exterior home wrap and DuPont weatherization system on all exterior walls and garage walls
- Total wall composite R-value = R-21
- Engineered roof truss system with TrussLok anchor system
- 1/2" OSB roof sheathing with H clips
- Extra air sealing framing details to ensure our homes *EXCEED* Focus on Energy New Homes Standards

Windows & Exterior Doors

- Alliance Windgate single hung vinyl windows with insulated Low-E glass, Argon gas filled
- Alliance Windgate vinyl sliding patio door with insulated Low-E glass, Argon gas filled
- DuPont window flashing system including Tyvek Flexwrap at sill, Tyvek Straight flash and Tyvek tape.
- 2-panel Therma Tru steel garage to house fire door with jobsite finish
- 2-panel Therma Tru steel service doors per plan with jobsite finish
- Therma Tru fiberglass front door with job site finish (Door style per plan)

Roofing

- CertainTeed Landmark AR limited lifetime roofing over Rhino synthetic roof underlayment
- Galvanized valley flashing & pre-finished aluminum flashing
- Continuous ridge vent

Siding, Soffit & Masonry

- Low maintenance 4" lap vinyl siding (.042 thickness)
- Pre-finished aluminum soffit and fascia
- Seamless 5" gutters with 2"x3" downspouts
- Vinyl or PVC trim boards
- Aluminum clad garage door frames
- Thin cut real stone, cultured stone or full brick per plan
- Brick paver step in garage and on patio

Garage

- 3+ car garage per plan
- 1/2 HP Liftmaster openers with triple function remotes for each door and keyless entry
- Hormann Gemini steel insulated garage doors

HVAC

- Rheem 96% AFUE high efficient dual stage furnace
- Rheem 13 SEER air conditioner and bracket
- 5" media air filter for better indoor air quality
- Rheem EcoNet smart thermostat
- Fresh air intake
- Range hood/microwave vented to exterior
- Range gas piping
- Gas fireplace direct vented to exterior
- Dryer venting to exterior

Insulation

- R-19 fiberglass batt insulation with 4 mil poly vapor barrier in exterior walls
- R-50 loose fill fiberglass insulation with 4 mil poly vapor barrier in attic
- 2" R-10 XPS foundation foam insulation
- 3" R-21 closed cell spray foam insulation in basement box sills and first floor box sills
- Spray foam around windows, doors and any penetrations through wall plates
- Attic spray foam package prior to loose fill
- Extra spray foam details per plan to ensure house is air tight.
- Foam attic skuttle covers with weatherstripping
- R-11 fiberglass batts in garage walls and R-19 loose fill insulation in garage attic



Effective 8/1/2016

All dimensions are approximate. Virtue Homes reserves the right to make changes without notice or obligation. Features shown may not be included in price.



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Plumbing

- Sealed sump pit with submersible dual float sump pump
- Active dampness and radon control system
- 50 gallon power vented water heater
- PEX and copper water lines
- PVC waste pipes, vents and soil stacks
- Kohler or Delta faucets
- Kohler or Mansfield sinks and toilets
- Sterling by Kohler or Oasis tub and/or shower modules
- Matching Kohler or Delta paper holder, towel ring and towel bar in each bathroom
- 3 hose bibs with shutoffs
- Water line to refrigerator
- Water shutoffs at each plumbing fixture
- Badger 1 garbage disposal
- Water softener depending on location of home

Electrical

- 200 AMP panel
- 6" Air Loc recessed can lights in main living areas, hallways and over tubs and/or showers
- Pendant lighting over kitchen island
- Motion pantry light
- Gasketed boxes in exterior walls
- Coaxial TV / CAT5 dual outlets in living room and bedrooms
- Hardwired CO2/smoke detectors with battery back up
- Panasonic 110 CFM Whisper Green bath fans with 6" venting to exterior
- Dehumidification system wired to main bath fan
- 220 volt outlet to dryer
- Switched outlets in living room
- Ceiling fans in living room and master bedroom
- Decora paddle switches

Plasterboard

- 1-coat skip trowel plaster on walls and ceilings
- Plasterboard garage to basement stairwell
- Plasterboard entire garage
- Sherwin Williams or Hallman Lindsay flat paint on walls & ceilings

Closet Shelving

- White melamine wood shelving in pantry and master walk-in closet
- Ventilating epoxy coated wire shelving in remaining closets

Shower Glass

- Frameless shower glass and door per plan

Interior Doors, Trim & Hardware

- Solid poplar panel or hardboard doors
- 3"+ poplar or MDF casing
- 5"+ poplar or MDF baseboard
- Open railing or half wall per plan
- All windows and openings are fully cased with wood trim
- Schlage Accent levers or Georgian knobs with lifetime mechanical and finish warranty
- Schlage handle set on front door
- Matching hardware on interior doors

Cabinetry & Countertops

- Custom cabinets throughout home
- Minimum 42" upper cabinets
- Large crown molding
- Concealed soft close door hinges and soft close drawer glides
- Solid surface tops in kitchen and master bath
- Triple cove HD laminate countertops
- Custom fireplace mantel, lockers and drop center
- Custom framed mirrors

Flooring

- Real hardwood flooring in foyer, back entry kitchen and dining
- Luxury vinyl tile in laundry and bathrooms
- Tile shower in master per plan
- Plush, stain resistant carpet in bedrooms with 6# pad for extra comfort
- Tile or stone backsplash in kitchen
- Tile or stone surround around fireplace

Appliances

- Range hood or OTR microwave vented to exterior
- Slide in gas range, dishwasher and refrigerator

Cleaning

- On site dumpster and portable toilet
- Rough cleaning and sweeping of home on a regular basis
- Final detailed cleaning of home interior and exterior including window cleaning
- Final touch up cleaning prior to move in

Focus on Energy New Home Certification

- Framing inspection to ensure all framing details are completed
- Mechanical inspection to ensure all mechanical systems are installed properly at rough-in stage
- Insulation inspection to ensure all details are completed
- Final inspection with blower door test
- This is in addition to municipal inspections and quality inspections by Virtue Homes



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