

VICTORY MEADOWS – PHASE TWO

STANDARD FEATURES

General

- Rebar Reinforced 3000 psi Concrete Footing
- Crawl Space with Brick Skirt
- Built Conventional “Stick-Frame”
- Engineered Trusses
- Engineered Floor System
- 13 Seer Dual Zone System Heat Pump Up & Gas Down (except ranchers)
- Humidifier Gas Unit
- Fifty-Gallon Gas Water Heater
- Water Heater and First Floor HVAC in Garage
- Dedicated Freezer Outlet in Garage
- Insulated & Painted Garage
- PVC Foundation Vents (front of house only)
- OSB Wall & Roof Sheathing
- R-13 Insulation in Walls
- R-19 Insulation in Floor
- R-38 Insulation in Ceiling
- Moisture Barrier House Wrap
- Custom Mailbox
- 1 Year Customer Service Builder Warranty
- Quality Builder’s Warranty (10 Years)

Interior

- Gas Line to Fireplace
- Gas Logs Installed
- Marble Fireplace Surround
- Upgrade Interior Lighting
- Programmable HVAC Thermostat(s)
- Smoke Detectors
- Ceiling Fans Installed – Master Bedroom & Family Room
- CAT 5 Telephone Jacks – All Bedrooms, Kitchen & Study
- RG6U Cable Outlets – All Bedrooms, Family Room & Study
- Pre-wired for Ceiling Fans – All Bedrooms & Study
- Receptacle/Switch Lighting in all Bedrooms & Study
- His & Her Bed Lighting in Master Bedroom
- Recessed Can Lights Throughout
- Foyer and Dining Room Light on Dimmer
- Dining Room Chair Rail
- Living, Dining & Study – 3 5/8” Crown Molding
- Six Panel Colonial Style Interior Doors
- Bright Brass Door Knobs
- 4 ¼” Base Board & 2 ¼” Window Trim
- Bone White Flat Wall Paint & One Coat White Semi-Gloss Trim Paint
- Upper Cabinets in Laundry Room
- Upgrade Carpet
- Upgrade Six Pound Carpet Pad
- Carpet Upholstered Stairs
- Textured Ceilings
- Washer/Dryer Hook-ups
- Master Bedroom Free-slide Ventilated Shelving

Exterior

- Thirty-Year Architectural Shingles
- Maintenance Free Wrapped Aluminum Cornice
- Maintenance Free Premium Beaded Vinyl Siding
- Insulated Steel Overhead Garage Door with Opener(s)
- Fiberglass Front Door with Leaded Glass Insert
- Deadbolt Locks on all Entry Doors
- Bright Brass Lifetime Finish Entry Locks & Front Door Kick Plate
- Insulated Vinyl Windows with Grids and Screens
- Exterior Raised Panel Shutters (front only)
- Front Porch Columns with Wrought Iron Rails on Select Models
- Gutters and Downspouts Front & Rear
- Front Load 2 Car Garage
- Upgrade Exterior Lighting
- Lighted Address Block
- Exterior Water Faucets Front & Rear
- Weatherproof Exterior Electrical Outlets Front & Rear
- Rear Flood Light with Dual Control
- Landscape Package
- County Water & Sewer

Kitchen

- Alder Raised Panel Custom Cabinets with Concealed Hinges
- Laminate Countertops
- Stationary Center Island with Receptacle on Select Models
- Upgrade Faucet with Sprayer & Soap Dispenser
- Cast Iron Sink
- Garbage Disposal
- Ice-Maker Hook-up
- Self Cleaning Electric Smooth Top Range
- Upgrade Dishwasher
- Microwave Hood
- Upgrade No-wax Vinyl Floor

Baths

- Alder Raised Panel Custom Cabinets with Concealed Hinges
- Cultured Marble Vanity Tops
- Double Bowl Vanity in Master Bath
- Kitchen Height Master Bath Vanity
- Raised Panel Medicine Cabinets in Full Baths
- Separate Shower in Master Bath with Door
- Jetted Tub in Master Bath
- Fiberglass Tub/Shower Units
- Elongated Toilet in all Baths
- Upgrade No-wax Vinyl Floors
- Upgrade Faucets
- Upgrade Bath Accessories
- Beveled Mirrors
- Pedestal Sink in Downstairs ½ Bath with Oval Mirror on Select Models