

# VIRGINIA HOMES

MANUFACTURING CORPORATION

## COLLECTION OF HOMES



VIRGINIA HOMES MFG.

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[WWW.VIRGINIAHOMESMFG.COM](http://WWW.VIRGINIAHOMESMFG.COM)

# STANDARD FEATURES OF VIRGINIA HOMES

## Insulation – Requirements may Vary by Location

- R-15 Exterior Walls
- R-19 Floors
- R-38 Ceiling
- Air Infiltration Wrap

## Roof

- 30 Year Architectural Style Roofing Shingles
- 30# Felt Underlayment and Ridge Vent
- 7/12 Roof Pitch on Ranches
- 12/12 Roof Pitch on Capes and Saltboxes
- 7/12 or 12/12 Roof Pitch on Two Stories (depending on model)
- Roof Rafters 16" o.c. with 7/16" OSB Sheathing
- 16" Overhang on Front and Rear for 5/12 and 7/12 Pitch Roofs
- 14" Overhang on Front and Rear 9/12 Pitch Roofs
- 8" Overhang on Front and Rear 12/12 Pitch Roofs
- 12" Overhang on Gable Ends (all models)
- Pull down attic stairs on 7/12 and 9/12 Pitch Roofs

## Exterior Walls

- Premium Vinyl Siding - .044" thickness, Double Traditional Lap or Double Dutchlap
- 15 inch Raised Panel Shutters – Front and Sides
- 7/16" Structural OSB Sheathing
- 2x4 Wall Studs, 16" o.c.
- Double 2x4 Top and Single 2x4 Bottom Plate
- Vented Soffit, 6" Metal Fascia

## Interior Walls and Ceiling

- 2x4 Interior Walls, 16" o.c.
- 2x4 Marriage Walls, 16" o.c.
- 8 Foot Ceiling Height
- ½" Drywall – Smooth Finish Walls with 2 Coats of Paint

## Exterior Doors and Windows

- 36" Insulated 6 Panel Fiberglass Front Door with Metal Threshold
- 32" Insulated 9 Lite Rear Door "No Rot" Bottom of Door Jams
- Double Hung, Tilt Sash, Low "E" Insulated Glass White Vinyl Windows
- Dead Bolt Lock– Front and Rear Doors

## Interior Doors and Trim

- Pre-Painted White 6 Panel Interior Doors
- Pre-Painted White Window Casing
- Pre-Painted Floor and Ceiling Moldings
- Satin Nickel Hardware
- White Epoxy Coated Wire Closet Shelves and Rods
- Privacy Locks on Bathrooms and Bedrooms
- Door Stops
- Three Butt Hinges on All Interior Doors

## Floors

- 2x10 Floor Joists, 16" o.c.
- Finished Space - 23/32" Tongue and Groove OSB Single Layer Floor-Glued and Fastened
- Second Floor of Cape Cod and Salt Box Unfinished Space – 19/32" OSB

## Electrical

- 200 AMP Service with Circuit Breakers
- Exterior Door Lights
- Door Chime at Front Door
- 2 Telephone Jacks
- 2 Cable TV Jacks
- Wired for Ceiling Light in Dining Room with Dimmer Switch
- Wired and Braced for Ceiling Fan and Light in Living Room and Bedrooms
- Light Fixtures for Halls, Utility Room and Walk-in Closets
- Automatic Smoke Detectors Interconnected with Battery Backup
- 110 Volt Washer Receptacle
- Electrical Wired per National Electric Code
- Ground Fault Circuit Interrupters for External Receptacles and Bath and Kitchens
- 2 Weatherproof Outside Receptacles
- Dimmer Switch for Dining Room Light
- Boots and Registers for HVAC
- 8 Wire Thermostat

# STANDARD FEATURES OF VIRGINIA HOMES

## Floor Covering

- 16" Vinyl Floor Tile
- 24 oz. Shaw Carpet with 7/16" (6 lb. density) pad

## Plumbing

- 40 Gallon Electric Water Heater - Double Element
- Water Shut-Off for All Fixtures
- Washer Plumbing
- Whole House Water Shut-Off
- PVC Drain Lines
- 2 Outside Freezeless Water Faucets
- Plumb For Dishwasher
- Plumb for Icemaker

## Baths

- Custom Built Oak Vanities with Nickel Hardware
- Drawers in Vanities 36" and Larger
- 60" One-Piece Fiberglass Tub
- One-Piece Fiberglass Shower or Garden Tub (specified on select models)
- Single Lever Delta Anti-Scald Faucets and Pressure Balanced Faucet on Shower
- Lighted Exhaust Fans
- Glass Mirror
- Wired for Light Fixture above Mirrors
- Water Saver Commode

## Kitchens

- Recessed Can Lights (5) including Separately Switched Recessed Can over Kitchen Sink
- Custom Built Oak Cabinets with Nickel Hardware
- Concealed Cabinet Hinges
- 7.5" Deep Stainless Double Bowl Sink
- Drawer over Door Base Construction
- Single Lever Faucet with Sprayer Attachment
- Stainless Steel Double Bowl Sink
- Range Hood with Light (Unless Specified for Microwave)

## Additions for Cape Cods

- 110 Volt Electrical Circuit to Junction Box for Future Lighting Circuit on Second Level
- Rough-in Plumbing for Future Second Floor Bath
- Carpet on Stairs to Second Floor, Oak Railings
- Engineered Rafters 16" o.c., Trusses serve as floor for second level

## Additions for Traditional Two Stories and Saltboxes

- First Floor Ceiling Joist 2x6, 16" o.c.
- Second Floor - Floor Framing 2x10, 16" o.c. (Living Space on Saltboxes)
- Carpet on Stairs to Second Floor, Oak Railings

\* The features above are standard in every home, but a multitude of options are available. Please contact a Virginia Homes Manufacturing representative for details.

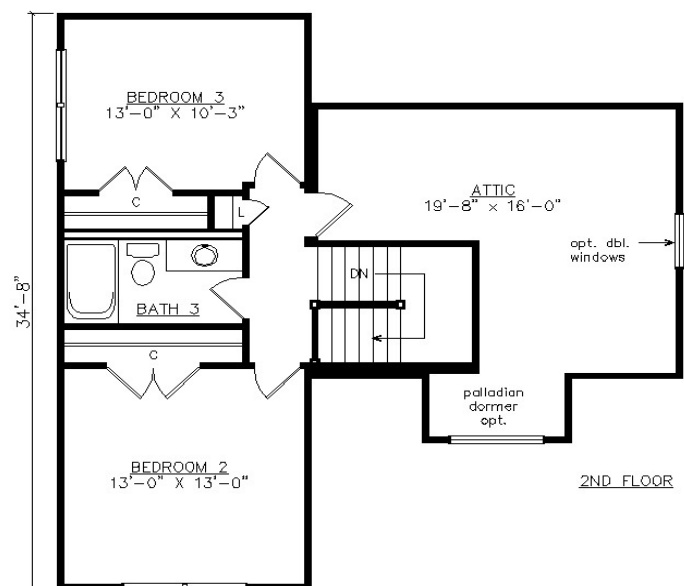
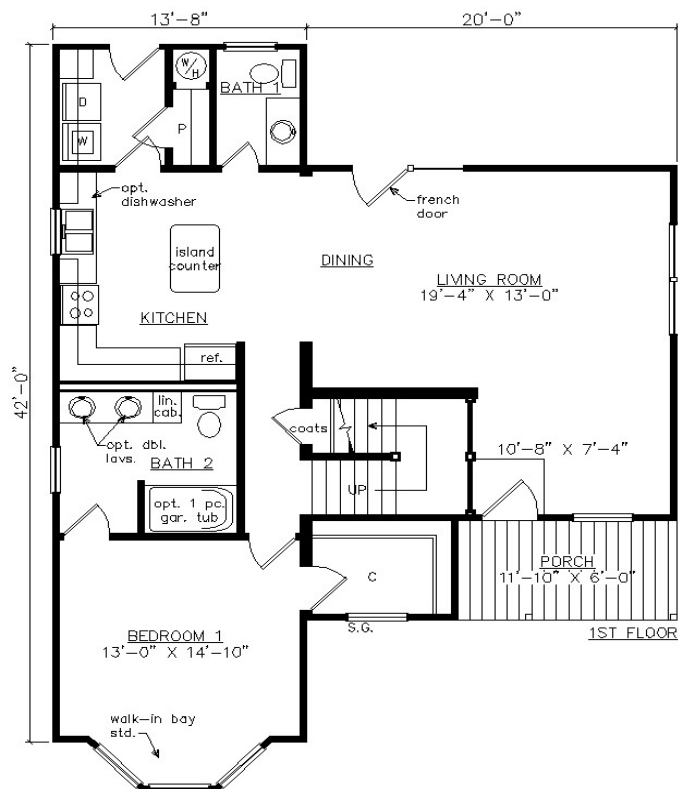
\* Because of continuous product development, Virginia Homes Mfg. may change specifications and materials without notice. Square footage and dimensions are approximate. Floor plans and renderings may be shown with optional on-site built features.

# GEORGETOWN



SHOWN WITH 12/12 ROOF PITCH AND BAY WINDOW  
 OPTIONAL FANLITE DOOR AND DORMER

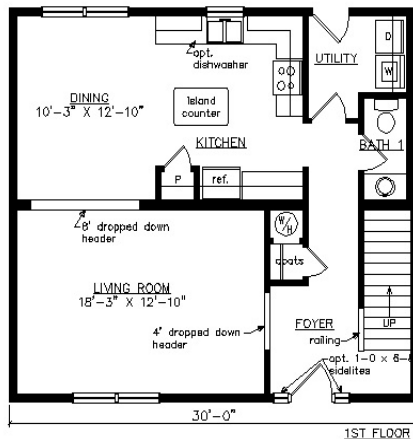
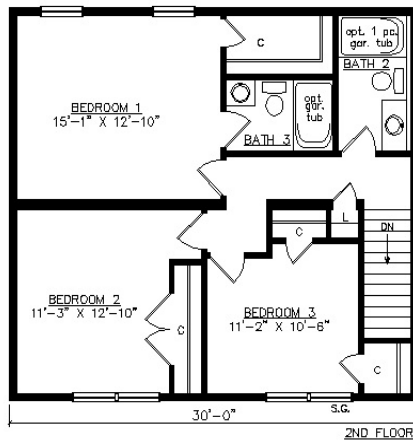
1616 SQ. FT. (FIN. WITH PORCH), 1545 SQ. FT. (FIN. WITHOUT PORCH), 320 SQ.FT. (UNFIN.)  
 BEDROOMS: 3 BATHS: 2.5



# FAIRFAX



SHOWN WITH OPTIONAL SITE BUILT PORCH, DOOR SIDELITES AND FANLITE DOOR  
 1640 Sq. Ft. BEDROOMS: 3 BATHS: 2.5

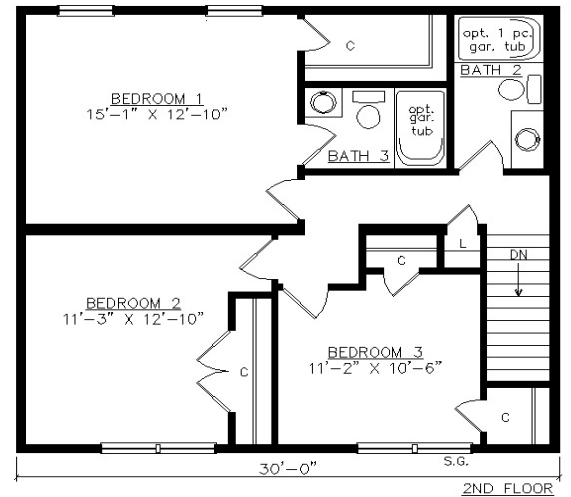
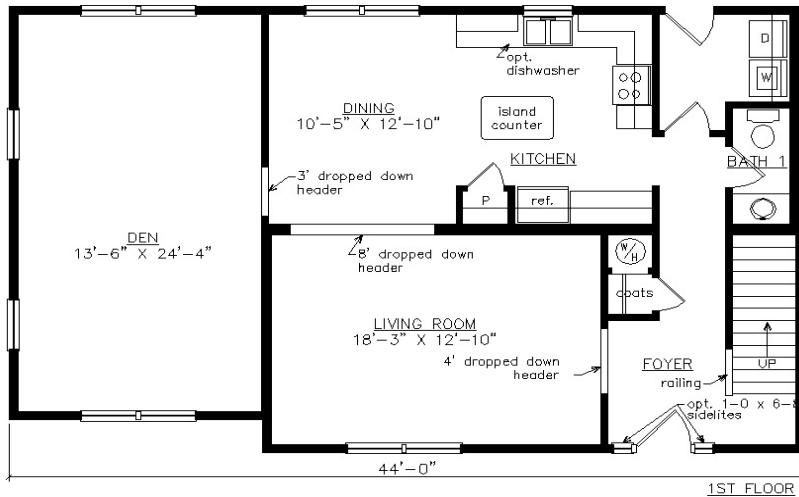


SHOWN WITH OPTIONAL  
 6" EXTERIOR WALLS

# FAIRFAX I



SHOWN WITH OPTIONAL SITE BUILT PORCH,  
DOOR SIDELITES AND FANLITE DOOR  
1995 Sq. Ft. BEDROOMS: 3 BATHS: 3

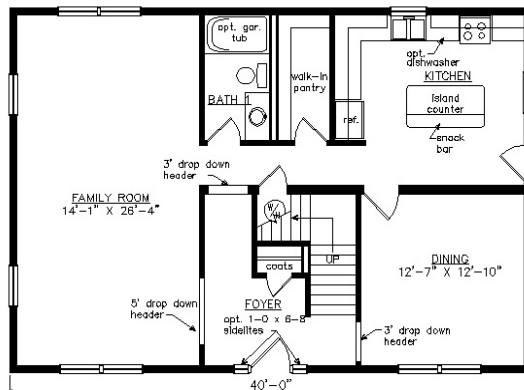
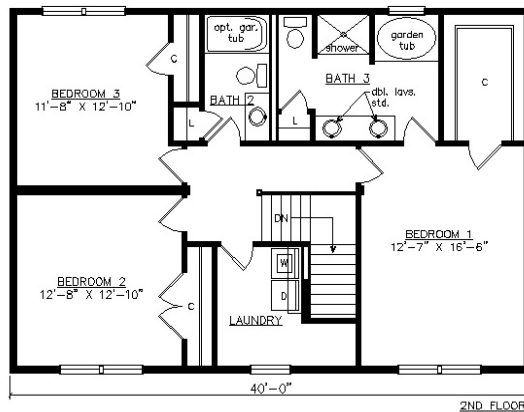


SHOWN WITH OPTIONAL  
6" EXTERIOR WALLS

# LANCASTER



SHOWN WITH OPTIONAL SITE BUILT PORCH,  
FRONT DOOR HEADER, FANLITE DOOR AND GARAGE  
2187 Sq. Ft. BEDROOMS: 3 BATHS: 3

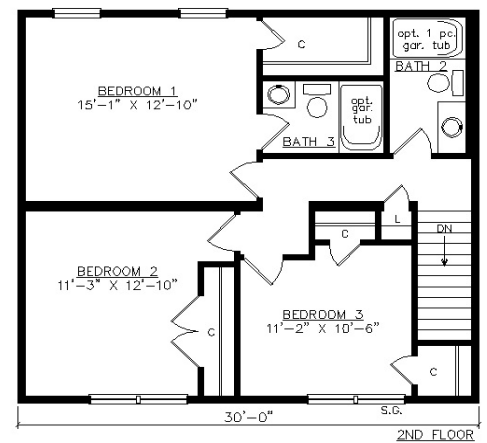
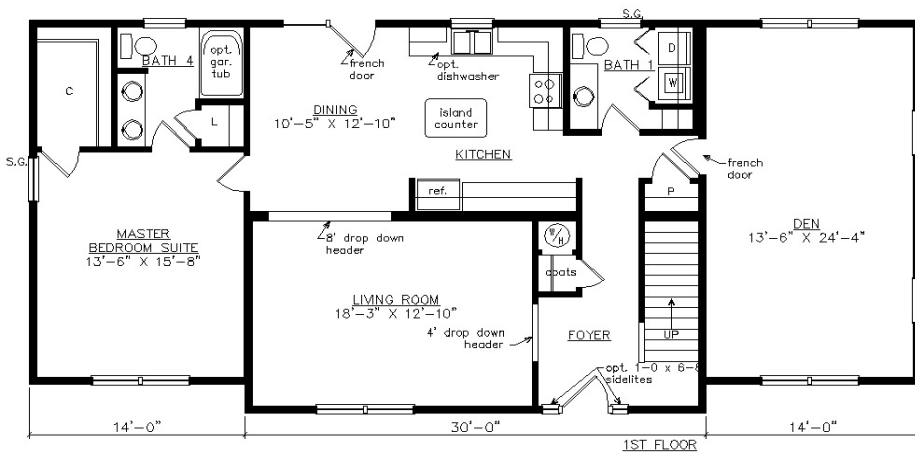


SHOWN WITH OPTIONAL  
6" EXTERIOR WALLS

# FAIRFAX II



SHOWN WITH OPTIONAL SITE BUILT PORCH,  
FANLITE DOOR, DOOR SIDELITES, 12/12 ROOF PITCH AND DORMERS  
2349 Sq. Ft. BEDROOMS: 4 BATHS: 3.5



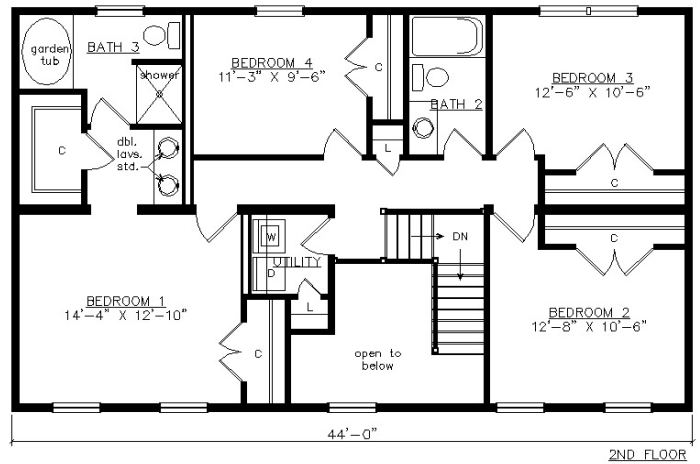
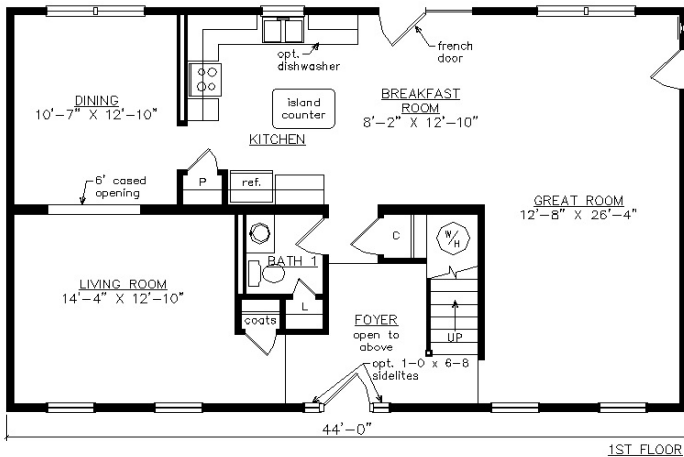
SHOWN WITH OPTIONAL  
6" EXTERIOR WALLS



# ARLINGTON



SHOWN WITH OPTIONAL ON SITE BUILT PORCH,  
DOOR SIDELITES AND FANLITE DOOR  
2405 Sq. Ft. BEDROOMS: 4 BATHS: 2.5

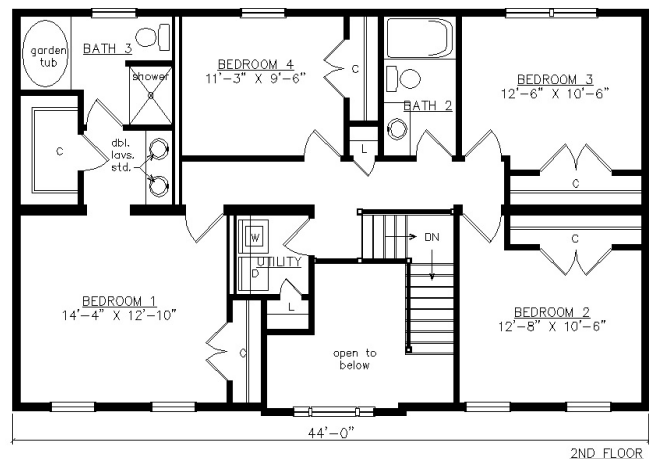
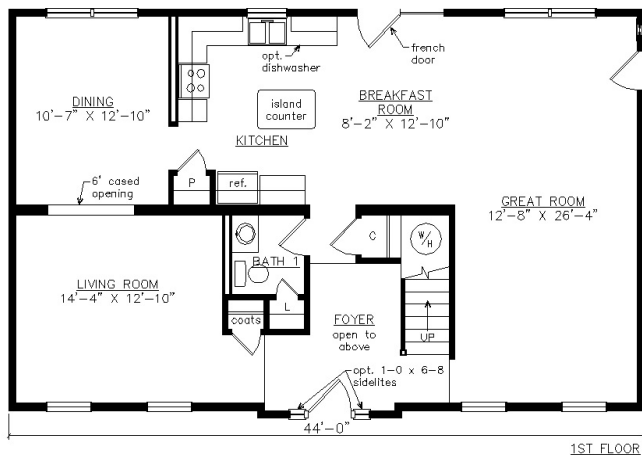


SHOWN WITH OPTIONAL 6" EXTERIOR WALLS

# ARLINGTON III



SHOWN WITH OPTIONAL SITE BUILT PORCH,  
DOOR SIDELITES AND FANLITE DOOR  
2415 Sq. Ft. BEDROOMS: 4 BATHS: 2.5



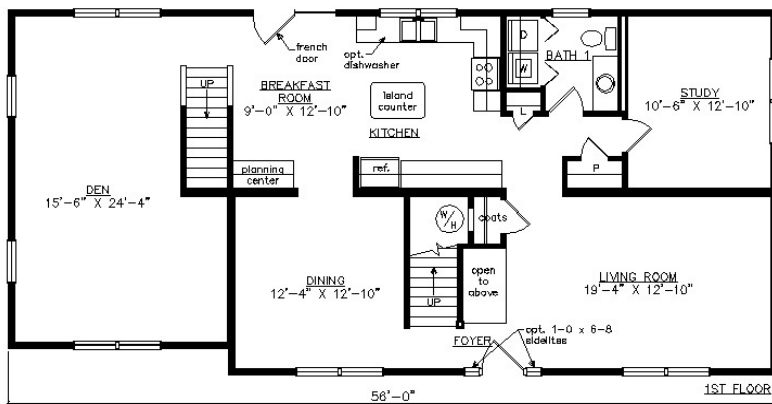
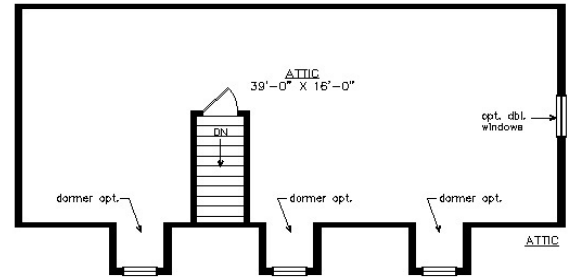
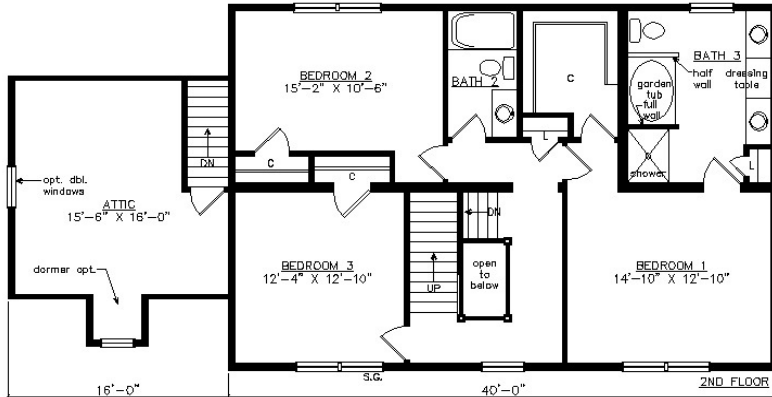
SHOWN WITH OPTIONAL 6" EXTERIOR WALLS

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# HANOVER



SHOWN WITH OPTIONAL SITE BUILT PORCH, DOOR SIDELITES, 12/12 ROOF PITCH AND FANLITE DOOR  
2592 Sq. Ft. BEDROOMS: 3 BATHS: 2.5

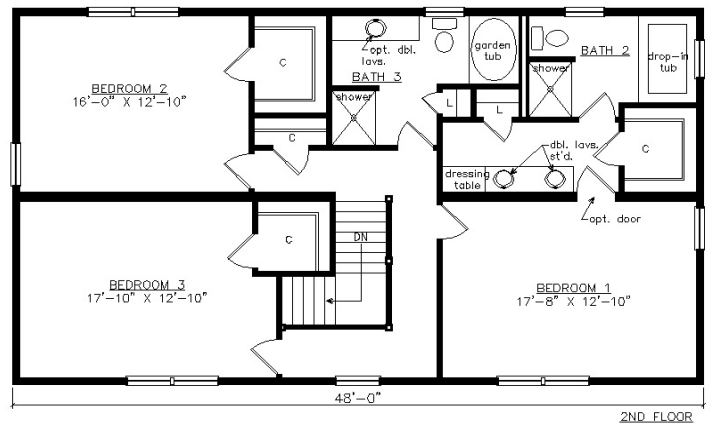
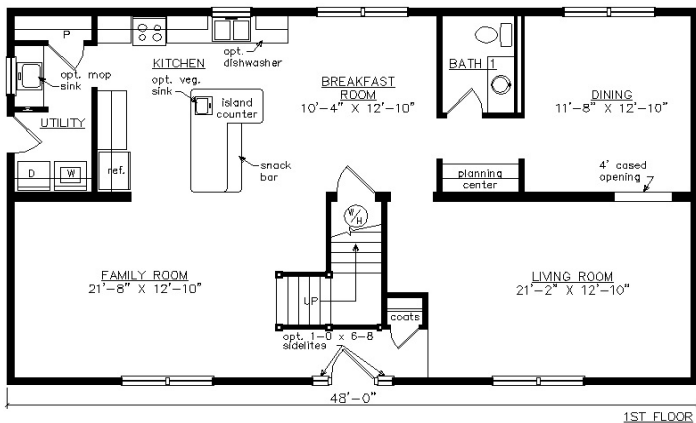


SHOWN WITH OPTIONAL 6" EXTERIOR WALLS

# WESTHAVEN



SHOWN WITH OPTIONAL SITE BUILT PORCH,  
DOOR SIDELITES AND FANLITE DOOR  
2624 Sq. Ft. BEDROOMS: 3 BATHS: 2.5



SHOWN WITH OPTIONAL 6" EXTERIOR WALLS

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