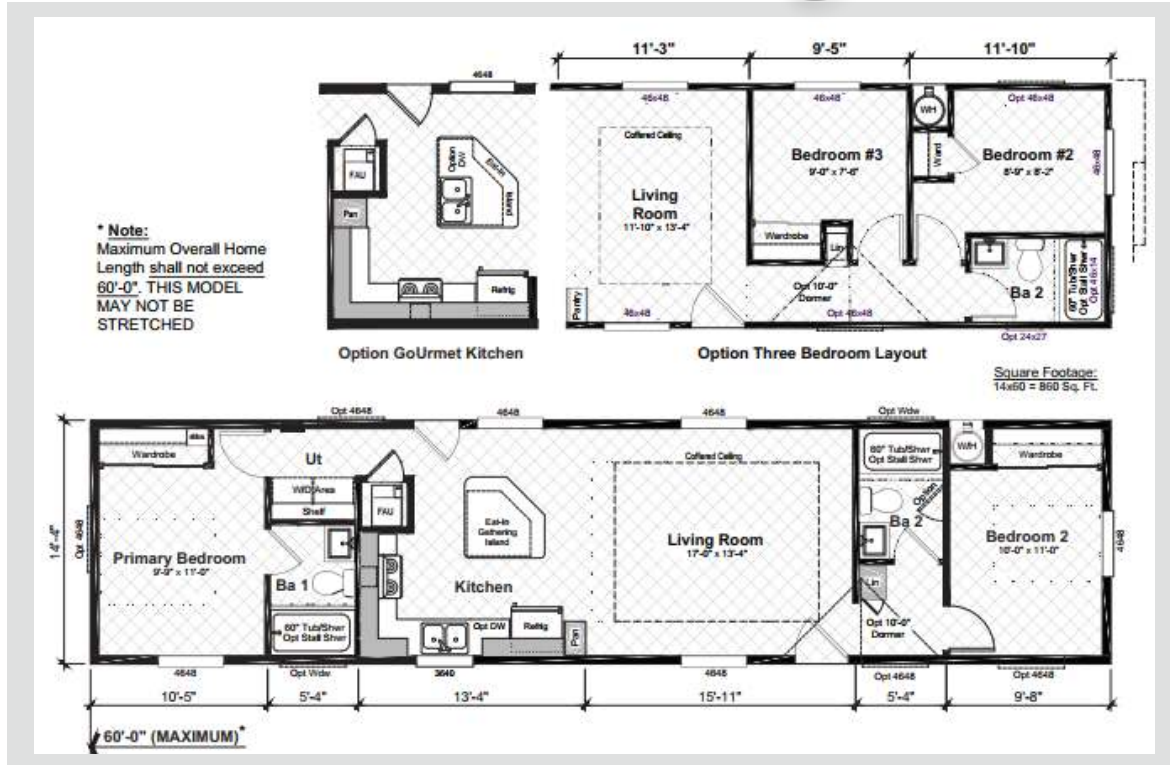
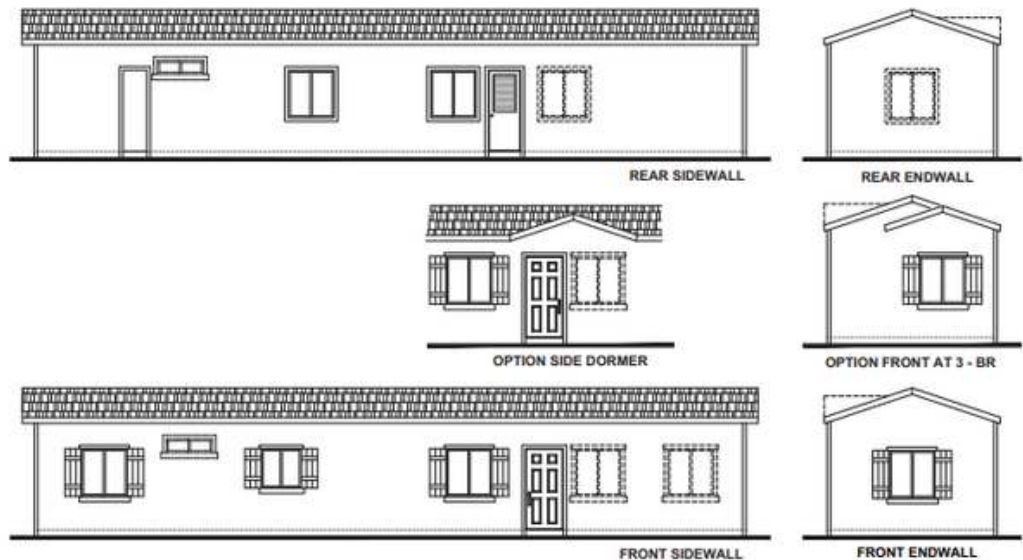


Virtue Built- Single Section



Leia-1460-2A(3A)

2 Beds 2 Baths
14' x 60'
860 SqFt



info@usmodularinc.com
951-679-9907 ext. 1



Full Service General Contractor
CA HCD Dealer License #DL1241679
CA General Contractors License #943047

Virtue Built Specifications

Exterior

- 9' Nominal Flat Ceiling
- Fiber Cement Vertical Panel Siding 8"oc w/ Z-Bar Flashing
- Exterior House Wrap
- Hand Rolled Semi-Gloss Exterior Paint
- Covered Porch w/ Treated Decking (Some Models Per Plan)
- 2" x 4" Exterior Walls, 16" On Center, Kiln Dried
- 2" x 4" Interior Walls, Kiln Dried
- Window & Door Trim 5/4 Eng. Composite, FDS & 4" Flat REW, RDS 2"x 6" Nominal Composite Fascia
- 3/12 Roof Pitch - 20W, 24W, 27W
- 20# Roof Load 24" O.C. Trusses
- LVL Ridge Beams in Open Span Areas
- Dimensional Shingles w/ Class A Fire Rating, Ltd Lifetime Warranty 7/16" OSB Roof Sheathing
- 3" Eaves Full Length on Both Sides
- 12" Front and Rear Overhangs
- 2"x 6" Joists 16" On Center - (most homes)
- 2"x 8" Joists 16" On Center 14'-4" and Wider Floors
- Foundation Ready Chassis Frame
- 3/4" T&G Floor Decking
- 99-1/2" I-Beam Spacing 11' 10" and Wider, 79-1/4" on 9'10" Chassis

Bathrooms

- Elongated Toilet
- Quartz Counter Top w/ Square Edge & 4" Backsplash Under Mount Rectangular Bowl
- Fiberglass 1pc Tub Shower Combo (per plan)
- Water Shut-off Valves at Sink & Toilet
- Towel Bar & Tissue Holder
- Guest Bath (per plan)
- Elongated Toilet
- Top Mount 21"x 18" White China Rectangle Sink
- Tall Mirror w/ J-Rail & Clips
- Fiberglass 1pc Tub/Shower (size per plan)
- Water Shut-off Valves at Sink & Toilet
- Towel Bar & Tissue Holder

Interior

- Orange Peel Textured Ceiling and Walls Throughout (1/2") Sheetrocked Tub/Shower Flanges
- White Scrubbable Flat Interior Wall & Ceiling Paint
- Wood Shelves in Wardrobes, (4) Pantry/Linen Closets per plan Return Air Grill Above Interior Doors

Exterior Door

- 36"x 80" Six Panel Inswing Fiberglass Front Door
- Round Door Knob With Deadbolt
- 30"x 80" 1/2 Window Rear Door w/ Internal Blind
- Round Door Knob With Deadbolt

Floor Coverings

- Vinyl Flooring All Rooms Except Bedrooms
- Plush Carpet in Bedrooms & Additional Areas Per Plan
- 3/8" 4lb Rebond Carpet Pad
- Upgrade Baseboards Throughout
- Toe Kick Brown Vents in Kitchen & Baths
- White Floor Grills in Dry Rooms
- 6-Panel Colonist Interior Passage and Wardrobe Doors
- Solid Utility Room Door and Wall at Hall When Air Grill at FAU Louvered Utility Room Door (per plan)
- Double Morticed Hinges on MDF Door Jambs

Cabinetry

- Custom Prefabricated Cabinets
- 42" Over Head Cabinets w/ Crown Molding
- 36" Base Cabinets Throughout
- Soft Close Hinges & Full Extension Ball Bearing Drawer Guides Finished Cabinet Interior
- Interior Doors
- Adjustable Shelves in Over Head Cabinets
- Drawers Over Door Cabinet Design
- Knobs on Cab Doors & Drawers
- Bank of Drawers in the Kitchen
- 2 Door Std Depth Refrigerator Overhead Cabinet
- Quartz Counter Top & 4" Backsplash w/ Square edge
- Wood Closet Shelf with Pole

Utility Room

- High Efficiency Gas Furnace
- 40 Gallon Gas Water Heater
- Hinged Exterior Water Heater Door (Per Plan)
- Louvered Door on Furnace Compartment per plan
- Plumb & Wire for Washer and Plumb for Gas Dryer
- PEX Hot & Cold Uponor System Plumbing Lines
- Metal Shut Off Valves at Washer
- Metal Dryer Vent to Exterior
- Louvered Door on FAU
- Wood Shelf Above Side by Side Washer-Dryer

Interior Door

- Brushed Nickel Round Knobs & Privacy Locks at Baths

Electrical

- 100 Amp Interior Panel Box
- Self Programming Smart Thermostat
- Smoke/Carbon Monoxide Detector. Wired & Battery
- Electrical Boxes Nailed to Wall Studs
- Ext. GFI Plug at Front Door, Rear Door and/or Porch per plan Ceiling Exhaust Fan in Bathrooms
- Toggle Light Switches Decor Toggle Light Switches
- Traditional Round Face 15 Amp Recept (most areas)
- Designer Rectangle Face GFI Recept
- LED Lights (2) In Porch Soffit & (1) Recessed Entry Soffit per plan LED Lights in Kitchen w/ Sink & (2) Din Rm isolated per plan LED Light in Primary Bath (per plan)
- LED Lights in Formal Entry, Hall, Din Rm, WIC, WI Pantry
- Bath Wall Light Centered Above Countertop

Windows

- Tall Mirror w/ J-Rail & Clips
- White Vinyl Frame - Dual Glazed w/ Low E Glass
- Single Hung Main Windows
- Picture Frame Interior Window Trim T/O
- 80" Window Header Heights (Single Wides)
- 92" Window Header Heights (Single Wides)

Kitchen

- Gas Range - Free Standing, Manual Clean, 30" (White) Rangehood w/ Light 30" Vented Thru Ceiling
- 18 cu. f. Refrigerator (White)
- Plumbing for Ice Maker
- 50/50 Top Mount Porcelain Sink (White)
- Brushed Nickel Single Lever Faucet
- Water Shut-off Valves at Sink

