



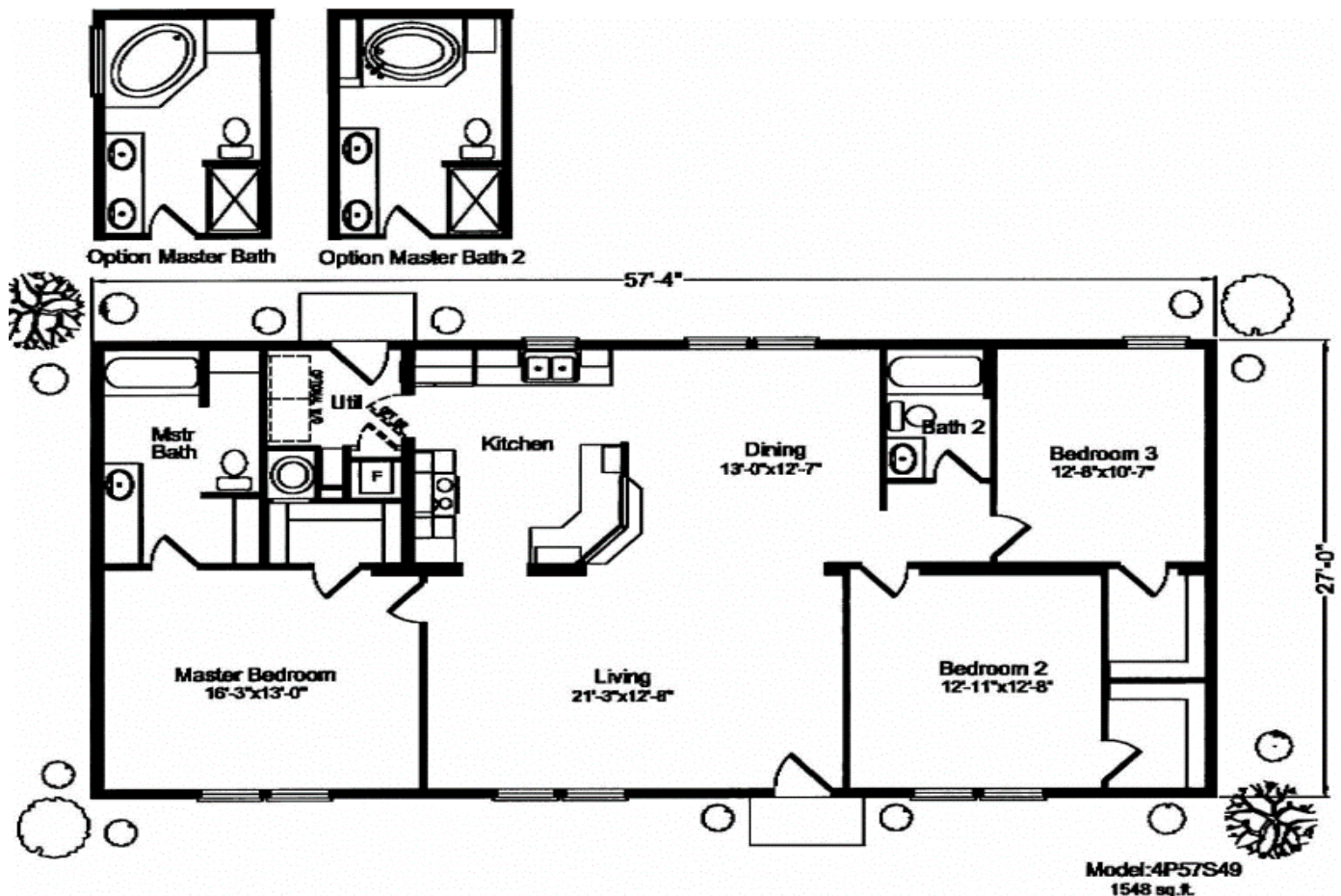
VI Modular Housing



**Picture above may differ from the floor plan on this brochure.*

Shady Oaks ~ 4P57S49

1548 sq.ft.



www.vimodularhomes.com

250-324-2288



V I Modular Housing

Builder Multi Module Series Standards

Exterior:

Cement Panel Vertical Siding
36" 6-Panel Steel Insulated Front & Rear Door
30-Year Architectural Shingles
4/12 Roof Pitch
45# Roof Load with 10" Eaves
Dormers (Per Floor Plan)
7/16' OSB Sheeting with House Wrap
Hardi Cement Trim, Fascia, & Soffit
Timbertec Decking (Per Floor Plan)

Energy/Structural:

200 AMP Electrical Service
High Efficiency GAS Furnace
R-40 Blown Attic Insulation
2x6 Exterior Walls 16" O.C. s/R-21 Insulation
11.25" Floor Trusses 16" O.C. w/Dbf Rim Joist
NO FLOOR INSULATION
23/32 OSB Floor Decking
Vinyl Double Pane Low-E Windows
6 Mil Poly Vapour Barrier
16" O.C. 2x4 Interior Walls (ML 16" O.C.)
Double Top Plate Exterior & Marriage Walls
Vent Bath Fans through Roof or Soffit
Perimeter HVAC Duct System
Ceiling Located Cold Air Returns
Toe Kick HVAC Vents in Kitchen and Baths

Interior:

Dura built Cabinets w/Alkootherm Seamless Cab Doors
Satin Silver Hardware Finish Throughout
Cabinet Knobs Throughout
Standard White Flat Interior Doors
Standard Ceramic Tile Backsplash & Edge T/O
Tulip Interior Door Set
Master Closet (Per Floor Plan)
Rounded Corners Throughout
Floor Molding #623 Throughout
Door Trim #356 Ultralite
California Knockdown Walls and Ceiling

Décor:

Metal Mini Blinds Throughout
Denton Carpet w/ 5.5# Rebound Carpet Pad
Floor Vinyl in Bathrooms (Per Floor Plan)
Tile Floor in Kitchen, Utility, Entry(Per Plan)
Laminate Counter Tops
Grommet Drapes in LM &, M/Bed(Per Plan)

Kitchen/Appliance/Utility

7" Deep Stainless Steel Double Kitchen Sink
Single Lever Moen Kitchen Faucet
Electric Range - Black
18 cu ft Double Door Refrigerator - Black
40 Gal Electric Water Heater
Shutoffs at Fixtures and Whole House Shut-off
Microwave/Range Hood Combo - Black
Fridge Overhead Shelf
Kitchen Sink Tip-out Trays

Electrical:

Front/Rear Entry Lights (Per Floor Plan)
Cut Glass Globe Walk-in Closet Lights
Metro 2-Bulb Bedroom Ceiling Lights
Metro 2-Bulb BR Lights in Hall/Utility
Metro 5-Bulb Dining Room Chandelier
Bathroom Metro Strip Lights
Can Light Over Kitchen Sink
Can Light Kitchen (Per Floor Plan)
Wire for Freezer (Per Floor Plan)
Wire 220V For Dryer
Rocker Switches/Square Recepts Throughout
Wall Sconce Lights (Per Floor Plan)
Mini-Pendant Lights (Per Floor Plan)
Morning Room Light (Per Floor Plan)

Bathrooms

60" 1-Piece FG Tub/Shower OR w/ Tile Edge
Glamour Bathroom in M/Bath (Per Floor Plan)
incl: 48" 1 piece Shower w/Clear Door & Tile
Leisure Tub Pedestal in M/Bath
Clear Safety Window in M/Bat (Per Floor Plan)
Linen Cabinet(s) (Per Floor Plan)
Bank of Drawers in Baths
China Lavy Sink(s) in Baths (Per Floor Plan)
Moen Dual Handle Lavy Faucet(s) in Baths
Elongated Toilet in Baths
Trimmed Mirrors in Baths
Towel Bar and Tissue Holder in Baths

Other Features

Exterior Frost Free Faucet(s)
Exterior GFI(s)
Smoke Detectors & CO2 Detector
Sill Seal Construction
Recept/Switch Gaskets
Smart Plus HVAC Cross-Over System

