



An Overview of the VBS Home Owner Completion Program

The VBS Homeowner Completion program is designed for clients who are capable and willing to act as their own General Contractor. This means the County and your lender (if you are borrowing your funds to build) will have to approve you as the Builder/Owner. VA State Code allows for this, but each lender has their own rules, so I recommend that you check with them first.

- The home will be designed and built with all standard features and as many premium features the homeowner chooses that can be completed at the factory.
- Every plan is different so the amount of on-site work for the homeowner will vary from plan to plan.
- In some areas, VBS can install the foundation, in others it will be the homeowner's responsibility.
- VBS will deliver and install, secure and dry-in the home to your foundation to meet state and local codes.
- All plumbing and electrical connections to the utility source will be the homeowner's responsibility. All rough electrical and plumbing are factory installed, all fixtures and trim for plumbing and electrical are installed or provided per plan.
- All HVAC will be site installed by the homeowner or their contractor (no heat and air is supplied by factory). Ventilation and light/fans are supplied and installed by the factory. Final outlet vents may be required by the homeowner or their contractor.
- All flooring, trim and drywall can be installed up to the connection points of each module. The homeowner or their contractor will be responsible for completing these areas.
- VBS will house wrap the home and dry-in the roof. The homeowner or their contractor will be responsible for installing any siding or shingles not installed by the factory. (The amount of site installation for siding and shingles will vary from plan to plan).
- All finishes and features can be deleted down to the drywall and subfloor for on-site completion by the homeowner or their contractor. This includes, trim, doors, fixtures, cabinetry, counter tops, and floor coverings.