



Viola Homes, Inc.

Standard Features:

EXTERIOR DETAILS

- Underground gas, water, sanitary sewer, storm sewer, electric, cable and telephone
- **\$1,000 cooperative landscape allowance in addition to lot being fine graded, rock hounded, and hydro seeded**
- **Automatic post light at front entrance or street lighting**
- **18'** oversized blacktop driveway with crushed-run gravel base
- **Poured concrete** sidewalk from front door to driveway
- 2 exterior freezeless hose spigots
- Steel insulated overhead garage door (choice of style)
- 2 exterior weatherproof electrical plugs
- Schlage locks on all exterior doors
- Maintenance free overhangs (choice of colors)
- Maintenance free shutters per plan (choice of colors and style)
- Aluminum seamless gutters and down spouts (choice of colors)
- Roof shingles, 235 lb., 20 year, self sealing (choice of colors)
- Vinyl siding (choice of colors) with lifetime limited warranty
- Brick front, per plan (choice of brick)
- **Keystone** with house number, per plan

BASEMENT

- **12 course** basement with 12 inch blocks
- Thermopane insulated glass, maintenance free windows, with screens
- Damp-proofed with parge and tarred below grade
- 4" under drain on perimeter connected to sump pump and town storm sewer
- Floating concrete floor with gravel base
- 8" steel **I** Beam per plan with steel posts
- **Pilasters** on all long basement walls for extra reinforcement

ENERGY SAVING FEATURES

- Maintenance free tilt-in **Andersen** thermopane, vinyl clad wood windows with grills on front of home
- Screens throughout home
- Low maintenance free **Andersen** sliding glass door
- Steel entrance door with polyurethane core, weather strip and adjustable oak sill
- **Tyvek** or equivalent under siding for superior energy efficiency
- R-30 fiberglass ceiling insulation
- R-19 fiberglass side wall insulation
- R-11 fiberglass basement insulation
- York energy efficient gas furnace
- York **central air**
- Energy efficient 40 gallon gas hot water heater
- Programmable- manual setback thermostat

FRAMING

- Quality kiln dried hem fir lumber
- **2" by 6"** exterior walls, **16" on center**
- 2" by 4" interior walls, **16" on center**
- Truss or conventional structure roof per plan

FLOORING

- Choice of Ceramic tile or Hardwood in foyer area
- **Additional 3/8"** cement board under all ceramic tile for additional support
- Thinset adhesive used under all tile to give maximum adhesion and stiffness to help prevent cracks
- Ceramic tile floor in all full baths (choice of style and color)
- \$15.00 per yard Vinyl flooring allowance
- \$15.00 per yard Carpet allowance (stain release and scotch guarded)

GARAGE

- Control joints in floor
- Outlet for garage door opener
- Grade door as per plan

INTERIOR FINISH

- Custom hardwood handrail (choice of several styles and colors)
- Doorways cased with wood for additional appearance
- Choice of doors, oak, luan mahogany, or smooth painted 6 panel, for easy cleaning
- Gas High Efficiency fireplace **with fan** and sealed combustion chamber
- Custom wood mantle
- Choice of Schlage hardware
- ½" drywall center screwed, glued and nailed
- Textured ceiling in all areas except Kitchen and Baths
- Smooth ceilings in Kitchen and Baths
- Latex paint on all walls (choice of color)
- Oil paint on all casings and trim for easy cleaning
- Accent color trim throughout home
- Lee Rowan ventilated shelving
- Folding counter in laundry, per plan
- House professionally cleaned upon completion

KITCHEN

- Custom cabinets designed by Dells House of Kitchens, as per plan
- Choice of double bowl cast iron or stainless steel sink
- Single lever faucet with spray
- Frigidaire electric or gas self-cleaning range
- Frigidaire Pot Scrubber dishwasher
- Insinkerator sound insulated garbage disposal
- Space Saver Microwave vented to outside

PLUMBING

- Laundry tub with separate wall mounted drain, per plan
- Insulated clamps on plumbing pipes
- Energy saver 40 gallon hot water tank
- 2 exterior freezeless hose bibs
- Shut offs on supplies of all sinks and toilets
- Submersible sump pump

BATHROOMS

- Choice of vanities from Dell’s House of Kitchens, per plan
- Oval china self-rimming sinks in all vanities
- Ceramic tile around deck mounted soak tub in master bath, per plan
- One piece fiberglass shower with seat as available and “**anti scald**” valve
- One piece Fiberglass tub/shower in main bath with “**anti scald**” valve
- American Standard plumbing fixtures (choice of colors)
- Ceramic tile floors in all full baths
- Delta single lever washerless faucets throughout
- Full mirrors over all vanities
- Exhaust fans vented to exterior in all baths

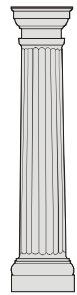
ELECTRICAL

- Lighted walk-in closets in bedrooms
- \$1,000 light fixture allowance
- 3 recessed lights (in addition to allowance)
- Ground fault interrupter circuit for kitchen, baths, exterior, and basement plugs
- 5 telephone outlets (choice of location)
- 2 cable outlets (choice of location)
- 200 amp electrical service with circuit breakers
- Gas or 220 electric service for dryer
- Dryer vented to exterior
- 2 exterior weather proof outlets
- Hard wired smoke detector in all bedrooms, upper hall, first floor, and basement
- Copper wiring for 110 volt lines
- Custom design lighting and outlet layout per homeowner

POLICY

- **Special financing package**
- **REALTOR@service available**
- Home owner has the ability to customize standard features with cost adjustments
- Features subject to change without notice

IMPORTANT NOTES:



Viola Homes Inc.

*For Sales Information
Call
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585-787-9824*