

Aurora Woods



STANDARD FEATURES AND ALLOWANCES

ENERGY EFFICIENCY

- All homes are [FPL BuildSmart](#); designed to exceed minimum Florida energy efficiency requirements by up to 30%
- **TRANE** high-efficiency central air conditioning and gas heat 14 S.E.E.R (2 systems, per plan)
- [Mastic-sealed](#) and [independently pressure tested](#) R-6 insulated ductwork. Leaky ductwork is a serious defect that can greatly increase energy costs.
- Digital programmable thermostat
- A/C vents [in all walk-in closets](#)
- Remote return air grills in all bedrooms, plus 2 additional locations for quiet operation and efficiency
- Maintenance-free 16" vented [vinyl soffit](#) overhangs
- Energy-efficient [roof ridge vents](#)
- R-30 blown-in ceiling insulation over living areas
- Energy saving [radiant barrier](#) under all roof areas
- R-4.1 wall insulation with vapor shield on all living area first floor exterior CBS walls
- R-11 wall insulation in all second floor exterior wood frame walls

INTERIOR WALL & CEILINGS

- First floor - 10' Flat ceilings including covered porch
- Second floor - 9' flat ceilings
- [Tray ceilings](#) in 3 locations of the buyer's choice
- Classical knock-down ceiling texture finish
- Extended headers for secure mounting of drapery hardware
- Rounded drywall corners, interior niches and arches
- Fully finished Garage interior walls and ceilings

ELECTRICAL

- Minimum 200 amp service with circuit breaker panel
- (6) RG-6 cable jacks, (6) CAT-5 phone jacks
- (8) ceiling fan rough-ins ([homebuyer's fan installation labor included](#))
- Elegant \$3,500 light fixture allowance
- Bathroom exhaust fans [vented outside the home](#)
- **Decora** style switches
- Front yard [post lamp](#) on photo cell
- Prewired for Garage carriage lights, pool light and equipment
- [Fully installed security system](#) with siren and motion detector
- **911** emergency light switch

TRIM, CABINETS & FLOORING

- Solid oak modular face frame raised panel cabinets with vinyl lined interiors, recessed European hinges and [staggered upper cabinets](#)
- [Solid 3cm Granite](#) Kitchen and vanity counters with 4" backsplash
- Laundry room cabinets
- Laminate counters in the Laundry room
- Full-width 60" tall mirrors over vanities and recessed beveled mirror medicine cabinets
- Tempered fixed-glass shower enclosure in Master bath
- Continuous slide vinyl coated ventilated closet shelving
- Raised panel interior doors
- Decorative 2 1/4" painted colonial door casings
- Elegant 5 1/4" painted Victorian style baseboards
- **PGT** 8' tall white vinyl frame [Low-E double pane glass sliding doors](#)
- **PGT** white vinyl frame [Low-E double pane tinted windows](#) (windows and sliding glass doors adjacent to porches will not be tinted)
- [Aquarium glass windows](#) in the Breakfast nook (per plan)
- Marble window sills
- 8' tall insulated weather-resistant fiberglass exterior doors with [stainless steel hinges](#) (French style or raised 6-panel doors available)
- [PVC jambs](#) on uncovered exterior door locations
- **Kwickset** deadbolts in all exterior doors and Garage interior door
- **Kwickset** elegant upright entry handleset and lever-style door handles
- Attic fold-up stairway and [floored area over the Garage](#)
- [Porcelain tile flooring](#) with [anti-crack underlayment](#) in Foyer, Nook, Kitchen, Laundry room, Hallways and all Bathrooms (\$2.50/sf material allowance)
- Carpeted flooring in all remaining living areas (\$15.00/sy material and labor allowance)

- Stained wood stairway hand railing and painted wood or wrought iron balusters and newel posts on 2 story models

PLUMBING

- Seamless [copper supply lines](#) in slab and to all fixtures versus CPVC
- 6' garden tub in master bathroom
- [Kohler cast iron bathtubs](#)
- [Sunken porcelain tile showers](#) set over [Durock cement wall board](#) versus drywall (\$2.25/sf material allowance)
- (2) shower heads with separate controls in Master bath
- [Grohe "Ladylux Plus series"](#) pull-out spray faucet in Kitchen
- [Elkay "Lustertone"](#) undermount double-compartment stainless steel Kitchen sink
- [Kohler "Devonshire series" Bathroom faucets](#) in any finish
- [Kohler "Caxton" undermount china vanity sinks](#)
- [Kohler "Wellworth" water-conserving elongated toilets](#)
- Ceramic bathroom accessories (towel bars and tissue holders)
- [Insinkerator Badger V](#), 1/2 HP garbage disposal
- 50-gallon gas [water heater with re-circulating pump](#) to all fixtures
- Fiberglass laundry tub set in Laundry room countertop (per plan)
- Minimum (3) outside hose bibs

FOR ENDURING VALUE...

- Attractive [side-entry Garage](#)
- Rustic architectural-grade 30-year fungus-resistant shingles: on 1/2 CDX 4-ply plywood and peel and stick underlayment
- Durable steel reinforced concrete block construction with "[decorative cementitious coating:\(DCC\)](#)" finish on the first floor
- Front elevations [trimmed with real brick](#) and [Hardiplank](#) lap siding
- Solid concrete, [steel reinforced columns](#) versus foam on rear porch
- Energy-efficient wood frame on the second floor with (DCC) finish
- Relaxing "[olde style" front porches](#) with maintenance-free columns, railings and shutters
- 3000 psi concrete foundation, [reinforced with fiber mesh](#) and [steel mesh](#)
- Protective corrugated steel, direct mount storm panels, over all windows and doors
- 8" cedar fascia
- **GE** stainless steel 3-level dishwasher, cooktop, built-in wall oven and vented microwave oven/hood
- \$4,000 landscape, tree protection, material and labor allowance
- 9,000 sq. ft. of St. Augustine Floratam sod
- 9,000 sq. ft. multi-head sprinkler system with 1 1/2 HP pump, timer, rain gauge and "deep well"
- All necessary land clearing, grading in sod area and \$4,000 of fill dirt
- Automatic garage door openers with 2 transmitters each. Transmitters coordinated to operate entry gate
- Custom roadside mailbox and post

PLUS...

- Ten-year [Bonded Builders](#) Homebuyers Protection Warranty. Bonded Builders is responsible to you, the homeowner, for total liability of all major structural defects. This, in addition to Joyal Construction's warranty and recognized unparalleled customer service for 3 generations.
- [Custom designed Architectural drawings](#) (both preliminary & working) will be provided at **no additional expense** to the homebuyer (These are not the "boxy" styled floorplans that have become common place)
- Melbourne new home impact fees provided by **Joyal Construction**
- All necessary permits provided by **Joyal Construction**
- Water and sewer hook up fees provided by **Joyal Construction**
- All surveys including the final survey will be provided by **Joyal Construction**
- Closing costs and construction interest provided by the homebuyer
- Savings from **Joyal Construction's** purchasing power with local vendors passed along to the homebuyer
- Unlimited choice of colors and selections from local vendors versus a builder's limited showroom
- 10 hours of consulting with Joyal Construction's professional decorator