

Fairway Lakes



STANDARD FEATURES AND ALLOWANCES

ENERGY EFFICIENCY

- All homes are designed to exceed minimum Florida energy efficiency requirements
- **TRANE** high-efficiency central air conditioning and heat pump – 13.0 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
- 18" secure vented waterproof troweled overhangs on fiberglass board with "decorative cementitious coating (**DCC**)" versus aluminum or vinyl
- Energy-efficient off-the-ridge roof 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 – 12' flat ceilings: Entry, Foyer, Living room, and Dining room. 10' Flat ceilings in remaining living areas and 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
- Entry and all Porch ceilings waterproof troweled on fiberglass board with "decorative cementitious coating (**DCC**)" versus drywall

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
- Prewired for 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
- (5) 8' tall raised panel interior doors. Remaining interior doors 6'8"
- Decorative 2 1/4" painted colonial door casings
- Elegant 5 1/4" painted Victorian style baseboards
- **PGT** 8' tall double pane glass sliding doors
- **PGT** bronze frame tinted double pane windows (windows and sliding glass doors adjacent to porches will not be tinted)
- Aquarium glass windows in the Breakfast nook
- Marble window sills
- 8' tall insulated weather-resistant fiberglass exterior doors with stainless steel hinges (French style or raised 6-panel doors available)
- PVC jams 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 (\$18.00/sy material and labor allowance)
- 42"-wide manufactured wood burning Fireplace with custom wood mantle, raised hearth, and \$750 facing material & labor allowance. Along with built-in Entertainment Center (per plan)
- 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
- 52-gallon electric 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...

- **Hanson** "Hacienda style" Concrete tile roof: on 5/8" CDX 4-ply plywood and peel and stick underlayment, in any of the standard colors
- Durable steel reinforced concrete block construction with (**DCC**) finish on the first floor
- Solid concrete, steel reinforced exterior columns versus foam
- Energy-efficient wood frame on the second floor with (**DCC**) finish
- 3000 psi concrete foundation, reinforced with fiber mesh and steel mesh
- Protective corrugated steel, direct mount storm panels, over all windows and doors
- 8" low maintenance aluminum fascia
- **GE** stainless steel 3-level dishwasher, cooktop, built-in wall oven and vented microwave oven/hood
- \$17,000 landscape material & labor allowance. Floratam sod, trees, shrubs, multi-head sprinkler system on re-use water with timer
- All necessary land clearing, grading and fill dirt
- Brick pavers: 16' driveway, front walkway and front entry
- Automatic garage door openers with 2 transmitters each

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)
- Sealed engineering drawings (for the structure & roof trusses) will be provided at **no additional charge** to the homebuyer
- Brevard County 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