

# Park Lane Estates



## STANDARD FEATURES AND ALLOWANCES

### ENERGY EFFICIENCY

- All homes built to FPL's "BUILD SMART" energy saving specifications. A certificate of validation will be provided.
- **Trane** high-efficiency electric heat pump and air conditioning. Minimum - 13 S.E.E.R
- Mastic-sealed & independently tested duct work
- Digital programmable thermostat
- Vents in all walk-in closets
- Remote return air grills in all bedrooms, plus 1-2 additional locations
- Secure 18" vented "decorative cementitious coating" (DCC) overhangs
- Radiant Barrier under all roofed areas
- Energy-efficient ridge vents
- R-30 blown-in ceiling insulation over living areas
- R-4.1 foil-backed vapor shield wall insulation on all first floor exterior CBS walls of living areas
- R-11 batt 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
- Classical knock-down ceiling texture
- Waterproof troweled (DCC) on Entry and all Porch ceilings
- Drywall interior walls with orange peel finish
- Fully finished garage interiors
- Extended headers for secure mounting of drapery hardware
- Rounded drywall corners

### ELECTRICAL

- Minimum 200 amp service with circuit breaker panel & surge protection
- Copper wiring throughout
- **On-Q** structured wiring system including Telecom distribution block, enclosure, (5) RG-6 cable jacks, (5) CAT-5 phone jacks, (5) CAT-5e computer network jacks
- (5) ceiling fan rough-ins (fan installation labor included)
- 220 volt dryer outlet with exhaust vent
- Smoke detection system
- \$2,500 light fixture allowance
- **Decora** style switches
- Prewired for front post light, pool light and equipment
- Fully installed security system
- 911 emergency switch

### TRIM, CABINETS & FLOORING

- **Cardel** solid oak modular face frame flat panel cabinets with vinyl-lined interiors and recessed European hinges
- 42" Kitchen upper cabinets
- Full-width mirrors over vanities and recessed beveled mirror medicine cabinets
- Tempered fixed-glass shower partition in master bath
- **Staron** solid-surface kitchen & bath counters in any level II color
- Laundry room cabinets
- Continuous slide ventilated wire closet shelving
- **Wilsonart** laminate counters in Laundry room (per plan)
- **Craftmaster** masonite 6'8" tall raised panel interior doors
- Decorative 2" painted colonial casings
- Elegant 4" painted ogee-style baseboards
- **PGT** Thermo-pane double insulated & tinted glass; white or bronze frame windows (windows and sliding doors adjacent to porches will not be tinted)
- Cultured marble ogee edge window sills
- **PGT** 8' tall Thermo-pane double insulated glass sliding doors
- 8' tall raised 6-panel or French-style weather-resistant fiberglass exterior doors with stainless steel hinges

- **Kwikset** deadbolts in all exterior doors & one interior door
- **Kwikset** elegant upright front entry handleset
- **Kwikset** classical lever-style door handles
- Fire rated attic fold-up stairway to large "floored" storage area over the Garage
- Porcelain tile flooring with underlayment in Foyer, Nook, Kitchen, Laundry Room, and all bathrooms (\$2.50/sf material allowance)
- \$1,000 Decorative tile (material & labor allowance)
- Carpet flooring in all remaining living areas (\$15.00/sy material and labor allowance)
- All 1<sup>st</sup> floor tile includes resilient anti-cracking underlayment

### PLUMBING

- **Jacuzzi** "Riva" fiberglass garden tub in Master Bathroom
- **Kohler** cast iron bathtubs
- Sunken porcelain tile showers set over **Durock** backing board (\$2.25/sf material allowance)
- **Delta** "Innovation series" faucets
- Anti-scalding valve on all shower faucets
- Water-conserving **Kohler** elongated toilets (approx. 1.6 gal/flush)
- **Kohler** cast iron double-compartment kitchen sink
- **Insinkerator** Badger V 1/2 HP garbage disposal
- 50-gallon electric water heater
- Fiberglass laundry tub
- Minimum (3) outside hose bibbs
- Seamless copper supply lines in slab

### FOR ENDURING VALUE...

- **Owens-Corning** dimensional 30-year fungus-resistant shingles over 1/2" CDX plywood sheathing
- Durable steel reinforced concrete block construction with (DCC) on the first floor
- Energy-efficient wood frame with (DCC) on the second floor with 2" x 4" wood studs
- Direct mount Storm Panels for all exterior openings
- **Pest Defense** system, tubes in the walls and under the slab for insect and termite control
- Elastomeric exterior wall paint
- Precast concrete exterior window sills
- 8" low maintenance fiber-cement board fascia
- **Frigidaire** 26 cf Refrigerator/ice maker/water dispenser, 5-level dishwasher, up-draft glass cooktop, built-in under counter oven and vented microwave/hood
- \$3,500 landscape material & labor allowance (trees & shrubs)
- Full yard of Floratam sod
- Multi-head sprinkler system with one HP pump, electronic timer, rain gauge & "deep well" to cover entire homesite
- All necessary land clearing and grading within sod area described above
- Brick paver driveway and walkways
- Automatic garage door opener with light and 2 transmitters. Transmitters coordinated to operate entry gate
- Developer approved decorative mailbox
- All surveys, including the final survey will be provided by **Joyal Construction**

### PLUS...

- Indian River County new home impact fees provided by **Joyal Construction**
- Indian River County Water and Sewer connection fees 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
- (10) Ten-year Bonded Builders Homebuyers Protection Warranty