

JOYNER FARMS

STANDARD FEATURES

General

- Rebar Reinforced 3000 psi Concrete Footing
- Crawl Space with Brick Skirt
- Built Conventional “Stick-Frame”
- Engineered Trusses
- Engineered Floor System
- 13 Seer Dual Zone Heat Pump System (except ranchers)
- Eighty-Gallon Electric Water Heater
- Water Heater and First Floor HVAC in Garage
- Dedicated Freezer Outlet in Garage
- Insulated & Sheetrocked Garage
- PVC Foundation Vents (Front of House Only)
- OSB Wall & Roof Sheathing
- R-13 Insulation in Walls
- R-19 Insulation in Floor
- R-38 Insulation in Ceiling
- Moisture Barrier House Wrap
- Custom Mailbox
- 1 Year Customer Service Builder Warranty
- Quality Builder’s Warranty (10 Years)

Interior

- Marble Fireplace Surround
- Upgrade Interior Lighting
- Programmable HVAC Thermostat(s)
- Smoke Detectors
- Ceiling Fans Installed – Master Bedroom & Family Room
- CAT 5 Telephone Jacks – All Bedrooms, Kitchen & Study
- RG6U Cable Outlets – All Bedrooms, Family Room & Study
- Pre-wired for Ceiling Fans – All Bedrooms & Study
- Receptacle/Switch Lighting in all Bedrooms & Study
- His & Her Bed Lighting in Master Bedroom
- Recessed Can Lights Throughout
- Dining Room Light on Dimmer
- Six Panel Colonial Style Interior Doors
- Bright Brass Door Knobs
- Bone White Flat Wall Paint & One Coat White Semi-Gloss Trim Paint
- Upgrade Carpet
- Upgrade Six Pound Carpet Pad
- Carpet Upholstered Stairs
- Textured Ceilings
- Washer/Dryer Hook-ups
- Master Bedroom Free-Slide Ventilated Shelving

Exterior

- Thirty-Year Architectural Shingles
- Maintenance Free Wrapped Aluminum Cornice
- Maintenance Free Premium Vinyl Siding
- Louvered Shutters (front only)
- Steel Overhead Garage Door with Opener(s)
- Fiberglass Front Door
- Deadbolt Locks on all Entry Doors
- Bright Brass Lifetime Finish Entry Locks
- Insulated Vinyl Windows with Grids and Screens
- Front Porch Columns with Wrought Iron Rails on Select Models
- Gutters and Downspouts Front & Rear
- Front Load 2 Car Garage
- Upgrade Exterior Lighting
- Exterior Water Faucets Front & Rear
- Weatherproof Exterior Electrical Outlets Front & Rear
- Landscape Package
- City Water & Sewer

Kitchen

- Alder Raised Panel Custom Cabinets with Concealed Hinges
- Laminate Countertops
- Cast Iron Sink
- Center Island on Select Models, Stationary on Crawl with Receptacle
- Upgrade Faucet with Sprayer & Soap Dispenser
- Garbage Disposal
- Ice-Maker Hook-up
- Self Cleaning Electric Smooth Top Range
- Upgrade Dishwasher
- Microwave Hood
- Upgrade No-wax Vinyl Flooring

Baths

- Alder Raised Panel Custom Cabinets with Concealed Hinges
- Pedestal Sink in Downstairs ½ Bath with Oval Mirror on Select Models
- Cultured Marble Vanity Tops
- Double Bowl Vanity in Master Bath
- Raised Master Bath Vanity
- Raised Panel Medicine Cabinets in Full Baths
- Separate Shower in Master Bath on Select Models
- Jetted Tub in Master Bath on Select Models
- Fiberglass Tub/Shower Units
- Elongated Toilet in all Baths
- Upgrade No-wax Vinyl Flooring
- Upgrade Faucets
- Upgrade Bath Accessories