

G.J. Gardner. HOMES

Adams County Inclusions

GENERAL

- Exclusive GJ Gardner 5 Star Performance Guarantee
- Fixed price building contract
- Architectural drafting for loan and local building codes
- Plot plan completed by a professional land surveyor
- All construction to meet national, state, and local building codes
- All construction and general liability insurance
- Builders risk insurance
- Engineered truss roof systems at a 5/12 pitch
- Engineered floor joist, headers, beams and structural steel framing system
- Engineered soils report, foundation design, treated sill plate and perimeter drain system
- Grading for a level site with low swell soil type
- Design consultant provided for assistance in coordination of colors and finishes
- House professionally cleaned internally and externally prior to occupancy
- [2-10 Homebuyer Warranty](#)

ENERGY EFFICIENCY FEATURES

- [Cascade WinPro dual glazed low E windows](#) with screens and window sills at operable windows
- 50 gallon power vented hot water heater (crawl spaces may have 47 gallon electric water heater).
- Wirsbo aquapex (or equivalent) piping to all hot and cold water locations
- 92% high efficiency, gas -forced air heating system with programmable thermostat
- R-19 wall and R-38 ceiling insulation
- R-13 insulation at foundation and/or crawl space walls
- 12" soffit and roof ventilation for attic air flow
- CFL light bulbs included in overhead interior light fixtures

EXTERIOR

- [Therma Tru 6 Panel S210](#) fiberglass entry door
- [Ankmar, Genie Duracraft RP 170 steel overhead garage door](#)
- Kwikset "[Dakota](#)" satin nickel door entry hardware.
- Service connections subject to maximum 25 ft setback and an 8,000 sq ft lot
- 200 AMP electrical panel
- 2" x 6" Exterior Wall Framing
- Wood framed construction with [James Hardie Cemplank](#) 25 year exterior siding
- Exterior foundation drain system
- 500 square feet of broom finished exterior concrete to be used for choice of drives, walkways and patios
- 2 weatherproof power outlets and a front door bell
- Two exterior hose bibs
- Buyers choice of 100 square feet of stone veneer on exterior of home
- Dimensional asphalt roof; up to a 5/12 pitch
- House wrapped with moisture barrier
- Hardboard soffits and porch ceilings with 8" fascia 12" overhang
- 2 External lights at garage front and 1 at each external door per plan
- Complete gutter and downspout system
- Choice of 2 exterior colors and 1 accent color for the front door

INTERIOR

- Garage drywalled on common walls (abutting living space) and firetaped to code
- GFI outlet included in garage
- 2-Panel Arch, painted [Masonite doors](#) with [Kwikset Polo, satin nickel](#), door knobs.
- 2" x 4" interior framing
- 9' ceilings on main floor (if home purchase includes a basement, 9' ceiling in basement as well)

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- 8' ceilings on the second floor of two-story homes.
- Linen closets as per plan including 5 shelves
- Closets as per plan, all bedrooms includes 12" deep shelf and rod
- 3 ¼" baseboards and 2 ¼" door casing with a painted finish
- Knockdown textured ½" drywall to ceilings and walls **including rounded corners**
- Choice of two paint colors, one for walls and ceiling & 2nd for doors and trim
- Lighting – one per room, and 6 recessed cans in kitchen
- Outlet receptacles as per code requirements
- Cable – RG6 to two locations
- Two phone jacks –to two locations
- Combo smoke/ carbon monoxide detectors as required by they applicable building code
- Washer 110V/ dryer 220V connections (electrical)
- Armstrong Natural Personality Luxury Vinyl Tile (choose from Grand Junction, Pomona Travertine or Ridge View) at all baths, laundry and rear entry.
- Shaw Baseline Carpet with 1/2" 6 lb. pad in all bedrooms, closets, living areas and halls
- Carpet grade stairs and ½ wall (if applicable to the selected plan) to second floor
- Shaw High Country II Laminated Flooring at Entry and Kitchen (choose from Summerville Pine (256), Bridgeport Pine (430) or Abbeyville Hickory (188))

KITCHEN

- [Timberlake Cabinets](#) (Fairfield Series) with 42" upper and base cabinets
- Granite countertops with a 4" backsplash (choose from Santa Cecilia, Uba Tuba, Tan Brown & Black and White)
- Pantry including 5 shelves if applicable to the chosen plan
- Pro-Flow stainless steel 2 bowl ([pft332274](#)) kitchen sink with Delta Foundations single Single Handle Pull-out faucet ([B4310LF-SS](#)).
- Whirlpool Stainless Steel built-in under counter Energy Star dishwasher- [WDF330PAHS](#)
- 30" Whirlpool Stainless Steel slide in electric range-[WFE515SOES](#)
- 30" Whirlpool Stainless Steel Microwave Oven/Recirculating Hood Combination-[WMH31017FS](#)
- Badger ½ Horsepower Disposal

BATHROOMS

- Master bathroom plumbing – 60x42 (if plan permits) [Sterling Lawson](#) soaking tub on a 13x13 tile deck with a 12" border tile and a Delta Foundations Roman Tub Faucet ([BT2710-SS](#)).
- Tiled master shower (with 13"x13" [Emser-Cancun](#) ceramic) and glass shower enclosure with pivot door in brushed nickel. Delta Foundations faucets model ([BT13210-SS](#))
- Hall bath plumbing – Tub and tiled (6x6 Dal Tile) shower Delta Foundations Faucet ([B2510LF-SS](#)).
- Powder bath plumbing – [24" pedestal lavatory](#) and toilet with Delta Foundations Faucet ([B2510LF-SS](#)).
- Delta Foundations Faucet ([B2510LF-SS](#)), on a [20x17 oval vitrus china lavatory](#)
- Gerber or Pro-Flow toilets with lever flush
- Mirror(s) 42" high pencil edge, by the full length of the corresponding countertop
- [Timberlake Cabinets](#) (Fairfield Series) as per plan
- Granite countertops with a 4" backsplash (choose from Santa Cecilia, Uba Tuba, Tan & Black and White)
- Proflo
- Exhaust fans as required by the applicable building code

ASK YOUR NEW HOME CONSULTANT ABOUT THE FOLLOWING AVAILABLE ENHANCEMENTS

- *Air Conditioning*
- *White Ceilings*
- *Fireplace Options*
- *Hardwood and Tile Flooring Options*
- *Garage -Door Openers, Drywall, Insulation and service door options*
- *Refrigerators*

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**GJ Gardner reserves the rights to make change or substitutions for all Adams County Inclusions.*