

## Denver-Prestige Inclusions

### GENERAL

- Fixed price building contract
- All architectural drawings for loan & building approvals
- All construction to meet national, state and local building codes
- All construction and general liability insurances
- Soils Report with engineered foundation and shoring design
- Full basement with 8' foundation and spread footings on level site with low swell soil type including shoring
- 2 Year warranty with a 10 Year structural warranty from final building certificate of occupancy
- 20 Week construction schedule from issue of building permit\*

### ENERGY EFFICENCY FEATURES

- Fir 2"x6" framing exceeding code requirements
- Energy Star rated [Cascade windows](#) and patio door, Argon-filled, Dual Glazed, Low E Glass and Auto Locks
- Insulated 16'x8' garage door with belt drive opener
- Bradford White 50 gallon energy efficient gas water heater
- Wirsbo Aquapex piping to all hot and cold water locations
- Gas forced air heating system with sealed ductwork
- [Trane XB90](#) 92% high efficiency furnace with air conditioning and programmable thermostat
- R-11 insulated foundation walls
- R-21 Blown in wall insulation and R-38 blown ceiling insulation
- Foam sealant package reducing air infiltration through floors, walls and ceilings
- Engineered truss roof system with energy seal for better attic insulation
- [Compact florescent lamp](#) lighting
- 12" soffit and roof ventilation for attic air flow
- Water Wise plumbing fixtures
- Energy Star Appliances, including dishwasher, water heater, furnace, and lighting

### EXTERIOR

- [Therma-Tru Classic Craft CCA8210](#) insulated 3' x 8' entry door with deadbolt and weather seal
- [Kwikset Tavaris](#) handset entry lock with dead bolt in Chrome Finish
- Exterior foundation drain system with sump pit
- Utility service connections based on 20ft setback to 6,250 sq. ft. lot
- 200 AMP electrical panel with copper wiring
- Broom finished, 3500 PSI concrete for all covered porches with an additional 450 square feet of driveways, sidewalks and patios
- 5' band of stone mulch around perimeter of house and garage
- Sod and Sprinkler system for remainder of yard (based on 6,250 sq. ft. lot)
- Two external weatherproof electric outlets
- Two exterior, "freeze-proof" hose bibs
- Coronado Stone Veneer - to 150 sq. ft.
- [IKO Dimensional shingle roof](#) to 6/12 pitch - Lifetime Limited Warranty
- Hard Coat Stucco Exterior with choice of 2 colors
- House wrapped with moisture barrier
- Complete 5" painted gutter and downspout system

### INTERIOR

- TrusJoist "Silent Floor" engineered floor joist system
- Engineered truss roof systems
- 9' ceilings on main floor
- Linen closets per plan including 5 shelves
- Bedroom closets includes 12" deep shelf & rod
- Painted, 2-Panel, solid core [Masonite doors](#) with [Kwikset Delta](#) lever door handles

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- 3/4" painted baseboards and 2 1/4" painted door casings
- Hand trowel textured 1/2" drywall to ceilings and walls
- Fully painted with two-coat system; semi-gloss paint in baths and kitchen, flat paint in remainder
- Ceiling lights in bedrooms, up to 16 recessed cans in kitchen, living room and halls, 3 external sconces
- Monte Carlo 5D152BSD-L ceiling fans in the living room and master bedroom
- RG6 / CAT5E outlet wired to 5 Locations
- Media outlet wired in the living room to TV location
- A/V Distribution Panel with Cat5E and RG6 Modules
- Alarm system pre-wire
- Smoke and carbon monoxide detectors per code
- Washer 110V/Dryer 220V connections (electrical)
- Tile allowance per bathroom: \$500 Powder, \$1000 Main, \$2000 Master
- [ProFlow drop in laundry sink](#) with [Proflow Faucet](#) (if applicable per plan)
- Solid 3/4" natural oak floors on main level
- Carpet allowance of \$16/yd with 8lb pad in bedrooms, living areas and halls
- Carpet grade stairs with Hemlock handrail and wood balusters to second floor

## KITCHEN

- Alder wood cabinets with 42" uppers as per plan
- Dovetail drawers with soft-close hinges and 1 three-drawer bank
- Quartz counter tops with 4" quartz backsplash
- Pantry including 5 shelves as per plan
- [ProFlow](#) Stainless Steel, single bowl sink with garbage disposal
- [Danze](#) Pull-Out kitchen faucet with sprayer, in chrome
- Stainless steel [Kitchen Aid Classic Series Dishwasher](#) model #KDTE104DSS
- Stainless steel [Whirlpool Built-In Microwave](#) with trim kit model #WMC50522AS
- Stainless steel [Kitchen Aid Architect Series II dual fuel range](#) model #KDSS907SSS
- Stainless steel [Kitchen Aid Architect Series II French door refrigerator](#) model #KBFS20EVMS
- Stainless Steel [Zephyr Wall-Mounted Range Hood](#) model #ZSA-E30CS

## BATHROOMS

- Master Bathroom - [Mirabelle Bradenton](#) Air Tub with chrome [Delta Trinsic Roman tub faucet](#). Walk-in shower with clear glass enclosure, custom tile shower pan, and dual [Delta Trinsic](#) showerhead with [hand shower](#) and valve trim in chrome finish. Vanity cabinets include one (1) drawer bank, [Mirabelle](#) under mount sinks with chrome [Delta Trinsic](#) widespread faucets.
- Secondary Bath(s) - [Sterling Acrylic tub](#), tiled shower wall and chrome finish [Delta Trinsic](#) tub and shower trim. Vanities include [Mirabelle](#) under mount sinks with chrome [Delta Trinsic](#) lever faucets.
- Powder Bath - [Decolav](#) square, semi-recessed sink with chrome [Delta Ara](#) waterfall-trough faucet
- [Kohler Wellworth](#) toilets in all bathrooms
- Mirror(s) 36" high for the full length of vanity countertop with pencil edge
- [Alder wood cabinets](#) throughout with raised height vanity base in bathrooms
- Quartz countertops with 4" quartz backsplash
- Bathroom accessories from [Gatco Bleu Collection](#)
- Exhaust fan in all bathrooms

At G.J. Gardner Homes, you can CUSTOMIZE YOUR HOME to suit your individual needs! The Prestige Inclusions are simply a starting point based on what we see in the semi and custom marketplace. Be assured you can customize any plan and inclusion to fit your needs and your community.

*\*From foundation with standard GJ Gardner plan with Prestige Inclusions. Features vary per plan and are subject to change without notice.*

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