

# G.J. Gardner. **HOMES**

## Loveland-Inaugural Inclusions

### GENERAL

- Exclusive GJ Gardner 5 Star Performance Guarantee
- Fixed price building contract
- All architectural drafting for loan and building approvals
- All construction to meet national, state, and local building codes
- Utility Service Connections based on 25 ft. setback
- Kwikset Sonoma Handset entry lock with dead bolt in Satin Nickel
- 150 AMP Electrical Panel with copper wiring, up to 2000 sq. ft.
- Engineered truss roof systems
- Engineered I joist floor system
- Engineered Soils Report with site specific Foundation Design
- Crawl space foundation for a level site with low swell soil type
- Exterior foundation drain system
- Passive Radon System vented through roof
- Design Consultant provided for assistance in coordination of colors and finishes
- 10 Year structural warranty with a 2 year systems warranty on electrical, plumbing and HVAC
- 6-7 month construction schedule, subject to Managers approval\*

### ENERGY EFFICIENCY FEATURES

- Cascade dual WinPro 9100/9200 Series dual glazed windows and sliding Doors(s) with Low E glass
- 40 gallon energy efficient gas water heater
- Wirsbo Aquapex piping to all hot and cold water locations
- 93% High Efficiency, Gas Forced Air heating system with programmable thermostat
- R-19 wall insulation and R-38 blown ceiling insulation
- 8" Fascia, 12" Soffit and roof ventilation for attic air flow
- R-11 Insulated foundation walls
- Foam sealing package for improved energy efficiency
- Foam sealing package with all ductwork mastic sealed
- HERS (Home Energy Rating System) testing on all homes

### EXTERIOR

- ThermaTru 6 panel fiberglass front door
- Garage Doors-Ankmar Deluxe Series RP50-non-insulated door
- Fir 2" x 6" framing exterior to meet code
- Broom Finished, 4000 PSI Concrete, 500 square feet of driveways and walkways
- Two exterior weatherproof GFCI electric outlets; two exterior, "freeze-proof" hose bibs
- Boral Cultured stone veneer, choice of color & style w/100 sq. ft. allowance
- IKO Cambridge Architectural Asphalt Shingle roof to 5/12 pitch - Limited Lifetime Guarantee
- LP Smartside 8-1/4" 50 Year Warranty siding per plan
- House wrapped with moisture barrier
- Hardboard soffits & porch ceilings with 8" fascia 12" overhangs
- Complete 5" painted Gutter and Downspout system

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## INTERIOR

- 9' ceilings on main floor, 8' ceiling height on 2<sup>nd</sup> floor, if applicable
- Fir 2" x 4" wall framing per plan
- Linen closets per plan including 5 shelves, all bedroom closets include 12" deep shelf and rod
- Masonite 6 panel doors (painted) with Kwikset Balboa Satin Nickel level door handles
- 3 ¼" painted baseboards and 2 ¼" painted door casing, painted
- Knockdown textured ½" drywall to ceilings and walls including rounded corners (excluding windows)
- Fully primed and painted with low sheen, egg shell paint on all wall and ceilings
- Ceiling lights in Bedrooms, 6 recessed cans in Kitchen, 2 external garage coach lights
- Cable - RG6 wired to two locations
- Phone jacks - cat5e phone line wired to two locations
- Smoke and Carbon Monoxide detectors per Code
- Washer 110V/ Dryer 220V connections (electrical)
- Level 1, 12"x12" tile entry flooring and tub/shower surrounds
- Base Vinyl flooring in kitchen, baths and laundry, if applicable
- Shaw Level 1 Carpet with 6# pad in bedrooms, closets, living areas and halls
- Carpet grade stairs to second floor if applicable

## KITCHEN

- Timberlake Fairfield Maple or Oak Cabinets with 36" tall wall cabinets, choice of finishes
- Laminate counter tops with waterfall integral post form splash
- Pantry including 5 shelves, as per plan
- Kohler Sterling Middleton Double-Basin Sink, 8" deep with Delta chrome single lever with sprayer
- Whirlpool Energy Star built-in under counter dishwasher
- 30" Whirlpool smooth top electric range with self cleaning system
- 30" Whirlpool Microwave Oven/Hood Combo
- ½ HP Garbage disposal

## BATHROOMS

- Master Bathroom Plumbing - Kohler 60" x36" Sterling Ensemble Series tub (per plan) with Delta chrome Wall Mount spout, Sterling Ensemble Series shower pan with Delta Chrome faucet, with soap dish and Level 1 standard tile shower walls and tub surround in 12x12 with clear glass shower enclosure and door
- Hall Bath Plumbing - Kohler Sterling Performa Series Tub and shower unit with Delta chrome single lever handle and shower head with shower rod and 12x12 standard tile surround.
- Powder Bath Plumbing (per plan) - American Standard cadet pro toilet and Kohler Sterling Sacramento Pedestal sink with Delta chrome 2-handle faucet
- Delta chrome center-set, 2 handle faucet on Sterling Sanibel Oval sink
- American Standard cadet pro toilets in Master and Hall Bath
- Mirror(s) 42" high the full length of vanity countertop with pencil edge
- Timberlake "Fairfield" Maple or Oak cabinets
- Laminate countertops with waterfall edge and integral post form rear splash
- Chrome towel bar, towel ring and toilet roll holder
- Exhaust fan in all bathrooms

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

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## Loveland-Prestige Inclusions

### GENERAL

- Exclusive GJ Gardner 5 Star Performance Guarantee
- Fixed price building contract
- All architectural drafting for loan & building approvals
- All construction to meet national, state, and local building codes
- General Liability Insurance
- Wood framed construction 2x6 exterior walls with LP Smartside lap siding, 50 year warranty
- Utility Service Connections based on 30ft setback
- Kwikset Chelsea Handset entry lock with dead bolt in Satin Nickel
- 36" Heatilator Direct Vent Gas Fireplace with 12x12 Level 1 tile surrounds
- 200 AMP Electrical Panel with copper wiring
- Engineered truss roof systems
- Engineered I-joist floor joist system
- Engineered Soils Report with site specific Foundation Design
- Crawl space foundation for a level site with low swell soil type
- Exterior foundation drain system
- Design Consultant provided for assistance in coordination of colors and finishes
- House cleaned internally and externally and all construction debris removed
- 10 year structural warranty, 2 year plumbing, electrical and HVAC warranty
- 6-7 month construction schedule, subject to managers approval\*
- 52" Hunter Ceiling fans installed in Family Room and Master Bedroom

### ENERGY EFFICIENCY FEATURES

- Cascade-WinPro 9100/9200 Series Dual-Glazed Windows and Sliding Door(s) with Low E glass
- Navien Tankless water heater
- Wirsbo Aquapex Piping to all hot and cold water locations
- 93% High Efficiency, Gas Forced Air heating system with programmable thermostat
- R-19 wall insulation and R-38 blown ceiling insulation for superior coverage to living areas. Insulated garage walls and overhead garage door.
- 12" Soffit and roof ventilation for attic air flow
- R-11 Insulated foundation or crawl space walls
- Foam sealing package with all ductwork mastic sealed
- HERS (Home Energy Rating System) testing on all homes
- 13 SEER Lennox AC

### EXTERIOR

- 3068 Thermatru Entry Door, Classic Craft Collection
- Ankmor, Choice of Mile High Collection Series Garage door, sized per plan with ½ HP Garage door opener and entry code pad
- Fir 2"x6" framing exterior walls to National Building Codes
- Broom Finished, 4000 PSI Concrete, 800 square feet of driveways and walkways
- Two external, weatherproof GFCI electric outlets
- Two exterior, "freeze-proof" hose bibs
- Cultured stone veneer, choice of color & style w/300 sq. ft. allowance
- IKO Cambridge Architectural asphalt shingle roof to 6/12 pitch - Limited Lifetime Guarantee
- LP Smartside 8 ¼" 50 year warranty lap siding per plan
- House wrapped with a moisture barrier
- Hardboard soffits & porch ceilings with 8" fascia 12" overhangs
- Complete 5" painted Gutter and downspout system

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## INTERIOR

- Finished Garage, with R-13 batt wall insulation and R-19 blown ceiling with orange-peel textured drywall and painted walls and ceiling
- 9' ceilings on main floor
- Fir 2"x4" wall framing per plan
- Linen closets as per plan including 5 shelves
- Closets per plan, all bedroom closets includes 12" deep shelf and rod
- Choice of Masonite Interior doors (painted) with Kwikset Tustin or Dorian Satin Nickel lever door handles
- 5" painted baseboards and 3/4" painted door casings
- Knockdown textured 1/2 drywall to ceilings and walls including rounded corners (excluding windows and inside closets)
- Fully primed and painted with two-coat system and durable low sheen egg-shell enamel
- Ceiling lights in Bedrooms and all rooms throughout, 6 recessed cans in kitchen, 2 external
- A \$3000 Lighting Package
- Cable - RG6 wired to two locations
- Phone Jacks - cat5e phone line wired to two locations
- Smoke detectors on all levels including all bedrooms and halls
- Washer 110V/Dryer 220V connections (electrical)
- Laundry - free standing Kohler Sterling Utility sink with stand. Shelf and rod over washer/dryer hookups per plan
- Laundry Faucet -Delta chrome Single lever per plan
- Level 1 Tile 12"x12" floor tile, at the Entry, all baths and laundry/mud room
- Level 2 Shaw or Dixie carpet with 8# pad in all bedrooms, closets, living areas and hallways
- Carpet grade stairs to second floor if applicable Stained or painted Fir Handrail with painted wood spindles to second floor (per plan)
- 8' ceiling height to second floor if applicable

## KITCHEN

- Hardwood 3/4", 3" wide, Maple or Red Oak floor, site finished, oil base or Level 2-Engineered Wood floor
- Timberlake Level 3 Sonoma or Cumberland Maple cabinets oak with 42" upper cabinets
- Level 1- 3cm Granite countertops with eased edge and 4" granite backsplash
- Pantry including 5 shelves as per plan
- Kohler Vault 33x22x9-5/16 undermount double bowl sink in SS with Badger 1/2 hp garbage disposal
- Delta/Addison Single Handle, Pull-out Faucet in Artic finish
- KitchenAid Dishwasher 46DbA Front Handle in SS, Model KDTE104ESS
- KitchenAid 30" Gas Slide in Range in SS, Model KSGG700ESS
- KitchenAid 30" Over the Range Microwave/Vent 2.0 CuFt 400 CFM in SS, Model KMHS120ESS

## BATHROOMS

- Master Bathroom Plumbing - 60"x36", non-jetted oval drop in tub with Delta Linden Deck Mount Tub Faucet in Brilliance Stainless Steel with spout, Vikrell shower pan with Delta Linden Stainless Steel faucet, with soap dish and Level 1 Tile in 12"x12" on shower walls and tub surround, with clear glass shower enclosure and pivot door
- Hall Bath Plumbing - Sterling Tub and shower combo with Delta Linden in Brilliance Stainless Steel and 12"x12" standard tile surround to 7'. Brilliance Stainless Steel center-set faucet on a Sterling Sanibel Lavatory and shower rod
- Powder Bath Plumbing - Kohler Wellworth Pedestal Lavatory with Delta Linden Widespread Brilliance Stainless Steel faucet
- American Standard Cadet Pro Elongated toilet with lever flush in all bathrooms
- Mirror(s) 42" high by the full length of vanity countertop with pencil edge, oval in Powder Room
- Timberlake Level 3 Sonoma or Cumberland Maple cabinets with raised height vanity base in Master bath
- Level 1-3 cm Granite in Master Bath with 4" rear splash and laminate countertops with waterfall edge post form rear splash in other Baths
- Taymor - Maxwell towel bar, towel ring, and toilet roll holder to match
- Exhaust fan in all bathrooms
- Agalite Vision Collection, Semi-frameless shower door in Brushed Nickel finish

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