

G.J. Gardner. HOMES

Fresno South/Kingsburg Classic Standard Inclusions

ENRICHING EXTERIORS

- Architecturally-styled exteriors with hip and gable roof combinations.
- Class A fire rated Boral-tile limited lifetime warranty roof with 4/12 roof pitch
- 2-coat stucco in lace finish, one color selection.
- 2" x 4" pop outs on front elevation only, same color as stucco.
- 2" x 6" fascia board installed on exterior.
- Stucco eaves for a cleaner appearance with 12" overhangs.
- Exterior posts and beams to be stucco.
- Patio will not be included unless specified.
- One paint color selection for fascia, garage doors, and exterior trim.
- Durable and rust resistant sectional short panel 16' x 7' garage door (opener not included).
- Fiberglass 6 panel 6' 8" entry door with weather seal (stained or painted).
- Attractive Kwikset Dakota handle set entry lock with dead bolt in satin nickel finish.
- Kwikset Smartcode electronic deadbolt and passage handle in satin nickel at garage man door.
- Energy-saving dual-glazed, low-E windows with cam lock, 7 1/4" stool, and 2 1/2" apron.
- 6068 Sliding glass patio door in white.
- Two (2) conveniently-located external weatherproof wall power outlets and (1) GFI for A/C unit maintenance.
- Two (2) exterior hose bibs.
- Exterior lights to consist of: One (1) coach light on garage, low voltage address light, exterior entry light (flush or wall-mounted), and wall-mounted light fixtures at other exterior doors in black finish.

ATTRACTIVE INTERIORS

- Medium Hand-Textured finish on 1/2" drywall with bullnose corners.
- Expansive 8' ceilings throughout.
- Two (2) custom color paint palette: one color for walls & ceiling in flat (wet areas are in eggshell) and second color for doors and trim in semi-gloss.
- Interior trim includes: enameled 3 1/4" baseboards and 2 1/4" door casings.
- Decorative hand-set 12"x 12" Severino tile flooring in: entry, kitchen, laundry room, and bathrooms.

G.J. Gardner. HOMES

- Durable carpet in: hallways, living area, dining room, bedrooms, and closets.
- Standard Toggle electrical switches, motion sensors, and dimmers.
- Fashionable Colonist raised 6-panel, 6' 8" doors throughout.
- Attractive Polo-style door knobs in satin nickel finish with privacy locks at master bedroom and all bathrooms.
- Cabinets throughout are Birch with melamine interior, with your choice of colony square recessed panel doors or collins square recessed panel doors, and finger pull in your choice of one of the three stain colors.
- Exhaust fans in bathrooms and laundry room.
- Sizeable linen closet with 5-shelf storage, top shelf to be 12" deep, all others to be 16" deep.
- Spacious closets in each bedroom with 12" deep single shelf with pole.
- Two (2) conveniently-located cable/TV jacks and two (2) phone jacks.
- Fully finished garage with medium hand texture and 2 1/4" reversible baseboards. Garage walls, baseboards, and ceiling will be painted the same color as the home interior walls in flat.

GOURMET KITCHEN

- Designer-selected granite countertops to be square edge with 7" granite backsplash.
- One bank of three (3) drawers in cabinets, remaining lower cabinets are to be doors or door/drawer combinations, 34 1/2" H x 24" deep. Uppers with 2 1/4" crown molding are 30" H x 12" deep. Cabinet over refrigerator is 12" deep (per plan) *does not include side refrigerator panels*
- Generous pantry includes: five (5) shelves for storage (per plan), top shelf to be 12" deep, others 16" deep.
- Island/Peninsula (if included in plan) *note - back wall of island/peninsula to be a framed wall with sheetrock and textured. To be painted same color as walls and overhang to be 8"-10" with no corbels*
- Large double basin Sterling Middleton top-mount sink in stainless steel; with 1/3 HP garbage disposal and a wall switch or push button switch (per plan).
- Delta Linden chrome single lever kitchen faucet with pull-out sprayer.
- Energy-efficient Whirlpool in black or white appliance package includes:
 - 30" self-cleaning gas range
 - 36" Hood
 - Energy Star qualified dishwasher

G.J. Gardner. HOMES

LAUNDRY

- Spacious laundry room (per plan). If applicable, countertop to be granite in square edge (same color as kitchen) with 7" granite backsplash.
- Base cabinet is to be 34 1/2" H x 24" deep with doors or door/drawer combinations (does not include drawer banks).
- Electric dryer hook up.

MASTER BATHROOM (per plan)

- Designer-selected granite countertops to be square edge (same color as kitchen) with 7" granite backsplash.
- Kohler Pennington vitreous china top-mount sink with Delta Linden chrome faucet 4" spread.
- Base cabinet is to be 31 1/2" H x 21" deep with doors or door/drawer combinations (does not include drawer banks).
- Extended mirror to full length of vanity, 36" high.
- Aquatic fiberglass tub/shower unit with tile print
- Delta Linden chrome tub/shower faucet and chrome shower rod.
- Sterling Windham round-front vitreous china toilet with single lever.
- Designer-selected chrome 24" towel bar and toilet tissue roll holder.

MAIN BATHROOM

- Designer-selected granite countertops to be square edge (same color as kitchen) with 7" granite backsplash.
- Kohler Pennington vitreous china top-mount sink with Delta Linden chrome faucet with 4" spread.
- Base cabinet is to be 31 1/2" H x 21" deep with doors or door/drawer combinations (does not include drawer banks).
- Extended mirror to full length of vanity, 36" high.
- Aquatic fiberglass tub/shower unit with tile print.
- Delta Linden chrome tub/shower faucet and chrome shower rod.
- Sterling Windham round-front vitreous china toilet with single lever.
- Designer-selected chrome 24" towel bar and toilet tissue roll holder.

POWDER BATHROOM (per plan)

- Kohler Cimmaron pedestal sink with Delta Linden chrome faucet 4" spread.

G.J. Gardner. HOMES

- Extended mirror to full width of sink, 36" high.
- Designer-selected in chrome towel ring and toilet tissue roll holder.
- Sterling Windham round front vitreous china toilet with single lever.
- No cabinetry provided.

ENERGY EFFICIENT FEATURES

- California Green code compliance.
- (HPA) High performance attic:
 - R49 blown in ceiling insulation.
 - R8 HVAC duct insulation.
 - Below deck insulation: R19 batt insulation at rafters w/air space.
 - Less than 5% duct leakage.
- (HPW) High performance walls:
 - 2" x 6" Advanced wall framing.
 - R19 batt insulation at exterior walls of living space. (garage not included)
 - Full exterior wall sheeting.
 - R4 encapsulated foam stucco system.
- HVAC:
 - High efficiency, 15 SEER/12 EER ground mounted air conditioner with single stage condenser.
 - High efficiency, 95% A.F.U.E. furnace with auto setback controller located in attic.
- Water Heating:
 - (1) Condensing tankless water heater
 - Mounted on interior of garage wall & vented through wall
 - High efficiency
 - 6.6 - 11.2 GPM
 - 120,000 - 199,000 BTU
 - 96% - 97% Energy Factor
- (HEF) High efficiency LED interior lighting (unless otherwise noted) to be a choice of satin nickel or oil rubbed bronze and may include:
 - One (1) semi-flush entry light
 - One (1) 5-light chandelier in the dining room
 - One (1) 3-light bath bar per vanity sink
 - One (1) flush-mounted fixture in living/great room, hallways and each bedroom

G.J. Gardner. **HOMES**

- Up to six (6) LED recessed can lights in kitchen.
- One (1) flush-mounted fixture in the laundry room and closets (per plan)
- One (1) wrap-around LED in the garage (per 2-car plan)

CONSTRUCTION AND SAFETY FEATURES

- 2-10 Home Buyers Warranty.
- Interior walls are Douglas fir 2" x 4" framing, at 24" on center and Exterior walls are Douglas fir 2" x 6" framing at 24" on center.
- Standard foundation (assumes level site with sandy loam soil type for single or two-story home) 4" slab on grade with "macro fiber" reinforcement and #3 rebar at 24" on center, in garage floor only.
- Flatwork includes: porch and patios under the roof, a/c pad, garage man door stoop & sliding glass door stoop; plus an additional 350 square feet for driveway and walkways. All in standard grey broom finish.
- Landscape pre-wire sprinkler timer, rain sensor and 1 valve per green code requirements.
- City/County approved fire sprinklers with flush head sprinklers in interior of home and semi-recessed heads in garage.
- Smoke and Carbon Monoxide detectors throughout home, as required.
- Dependable and durable Pex pipes to all hot and cold water locations.
- 200 AMP electrical panel.
- All construction to meet national, state, and municipal building codes.
- All contractor construction and liability insurances are included.
- All drafting, structural engineering, Title 24 reports, truss calculations, and printing are included.
- 16-week single-story construction period subject to managers approval*
- Site will be cleaned up, construction debris removed, and house will be cleaned internally prior to keys being turned over to Homeowner.
- Two-hour interior/exterior color consultation.

Plans, specifications, features, square footage, product availability and other terms are effective at date of publication and subject to change without notice.

G.J. Gardner. HOMES

*From slab down construction. Standard G.J. Gardner Homes' plan only, with standard inclusions on any plan less than 2,000 square feet.

Note: Pricing does not include permits, school fees or site related work unless the quote specifically states it.

G.J. Gardner Homes reserves the right to substitute equivalent products and materials.

Floor plan may not be 100% to scale and internal dimensions may vary, however, total areas shown are correct for sales proposals only. Any furnishings, fixtures, or appliances shown other than those noted in your specifications and/or list of inclusions are for illustration only and are not included. © Copyright 2017 G.J. Gardner Homes

Buyer Initials

Buyer Initials