

# G.J. Gardner. HOMES

Colorado Springs *Prestige* 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 local building codes
- All construction and general liability insurance
- Builders risk insurance
- Engineered truss roof systems at a 6/12 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
- Sprinkler Stub with back-flow preventer
- Passive Radon System included
- Conduit installed for future solar
- [2-10 Homebuyer Warranty](#)

## ENERGY EFFICIENCY FEATURES

- Andersen 100 windows and window sills at all above ground windows (black on exterior/white on interior)
- 50 gallon power vented water heater.
- Aprilaire 700M Humidifier.
- Air Conditioning
- Wirsbo aquapex (or equivalent) piping to all hot and cold water locations
- 95% high efficiency, gas -forced air heating system with Honeywell 9000 wifi programmable digital thermostat.
- R-23 Blown-in-Blanket wall and R-38 ceiling insulation
- R-19 insulation at unfinished foundation and/or crawl space walls
- 12" soffit and roof ventilation for attic air flow
- CFL light bulbs included in overhead interior light fixtures
- 6 6" can lights in the kitchen and buyers selection for location of 15 additional can lights
- Solar Ready

## EXTERIOR

- [Therma Tru 6 panel S810](#) 8' fiberglass entry door
- [Wayne Dalton 9100 series 8'](#) steel overhead garage door insulated with windows and a chain drive garage door opener
- 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 [LP Smartside](#) exterior with LP's 5/50 year warranty
- Staggered bottom shingle gable accents in Hardboard or Cemplank materials
- Exterior foundation drain system
- 750 square feet of broom finished exterior concrete to be used for choice of drives, walkways and patios
- 2 weatherproof power outletsTwo exterior frost proof hose bibs
- Buyers choice of 500 square feet of stone veneer on exterior of home
- Dimensional asphalt roof; up to a 6/12 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.
- Ring video doorbell
- Complete gutter and downspout system
- Choice of 2 exterior colors and 1 accent color for the front door

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## INTERIOR

- Garage fully drywalled, insulated (R-19 batt insulation) and fire taped
- GFI outlet included in garage
- Napoleon B42 gas Fireplace (42") with tile surround.
- 2-Panel Arch, painted [Masonite doors \(8' on main level 6'8" on other levels\)](#) with [Kwikset Tustin, satin nickel](#), door lever.
- 2" x 4" interior framing
- 9' ceilings on main floor (if home purchase includes a basement, 9' ceiling in basement as well)
- 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
- 4 1/4" #620 baseboards and 3 1/2" #347 door casing with a painted finish
- Knockdown textured 1/2" drywall to ceilings and walls with Buyers choice of rounded or square corners.
- Choice of two paint colors, one for walls, 2<sup>nd</sup> for doors and trim and white ceilings with "flat" paint.
- Lighting – one per room, 6 recessed can lights in kitchen & 15 additional can lights.
- Rocker switches with standard outlets.
- Low voltage panel in basement with buyer choice of 5 locations for phone, TV and communications ports.
- Combo smoke/ carbon monoxide detectors as required by they applicable building code
- Washer 110V/ dryer 220V connections (electrical)
- Shaw Floorte Optimum Pro 512c flooring on main floor.
- Upgraded carpet for carpeted areas (bedrooms)
- Carpet grade stairs and railings with choice of metal or wood spindles to second floor

## KITCHEN

- [Waypointe #410 \(Maple or Painted\) with pulls](#) with 42" uppers, dovetail joints, soft close drawers and doors and Crown Molding.
- Quartz (AZT Della Terra 3cm –Frost, Oceana, Steel, White Sand -colors) countertops
- Tile (AZT Subway 3"x6" staggered) backsplash.
- Pantry including 5 shelves if applicable to the chosen plan
- Luxart undermount stainless steel single bowl ([LXNZS3219](#)) kitchen sink with Delta Essa (9113-AT-DST) single Single Handle Pull-out faucet.
- [KitchenAid Stainless Steel Gourmet package \(Single Oven, w/ Convection Micro combo on top KKOCE500ESS, Gas Cooktop KKCGS556ESS, KitchenAid KDTE204KPS Dishwasher, Zephyr range hood with recirculating line.](#)
- Badger 1/2 Horsepower Disposal

## BATHROOMS

- Master bathroom plumbing – 60x32 (if plan permits) [Sterling Spectacle](#) soaking tub and a Delta Ashlyn Roman Tub Faucet (T2764-SS) .
- Tiled master shower (with 13"x13" [Emser-Cabo](#) ceramic) and glass shower enclosure with a semi-frameless pivot door in brushed nickel. Delta Ashlyn faucets (3564-SSMPU).
- Hall bath plumbing – Tub and tiled (6x6 Dal Tile) shower Delta Ashlyn Faucet (564-SSMPU)
- Powder bath plumbing – [24" pedestal](#) sink and toilet with Delta Ashlyn Faucet (564-SSMPU)
- Delta Ashlyn Faucet (564-SSMPU) on a [rectangular undermount lavatory sink](#).
- Sterling toilets with lever flush
- Mirror(s) 42" high pencil edge, by the full length of the corresponding countertop
- [Waypointe #410 \(Maple or Painted\)](#) with pulls, dovetail joints, soft close drawers and Crown Molding.
- Quartz (AZT Della Terra 3cm –Frost, Oceana, Steel, White Sand -colors) countertops with a 4" back splash
- Poured Pan in Master shower (DalTile Keystones 2x2 group 1 colors).
- Exhaust fans as required by the applicable building code

*\*GJ Gardner reserves the rights to make changes or substitutions for all Colorado Springs Inclusions.*