



GORDON MILAR
CONSTRUCTION, INC.

Included Features

Energy Saving Features:

- R-23 Blown-In Insulation in Exterior Walls (Most Homes)*
- R-50 Blown-In Insulation in Ceilings*
- Insulated Double Pane Low-E Vinyl Windows*
- R-11 Basement Blanket Drape*
- Digital Thermostat*
- 6-Panel Fiberglass Insulated Exterior Doors*
- 90% Efficient Forced Air Furnace*
- Central Air (13-Seer)*
- Weather Stripping Around All Exterior Doors*
- Adjustable Thresholds on All Exterior Doors*
- 40 Gallon Water Heater*
- Visqueen Wrap Exterior Walls*
- Pex Freeze Resistant Piping*
- Expanding Foam Seal around Windows/Doors*
- Water Conservation Toilets & Shower*
- Natural Gas to Furnace & Water Heater*

General Amenities

- 2-10 Home Buyers Warranty (Most Homes)*
- 2x6 Stud Exterior Walls*
- Cold Storage under Front Porch (Most Plans)*
- Footing and Foundation with Rebar*
- Earthquake Strapping*
- Foundation Treated for Termites*
- 3/4" Tongue & Groove Flooring*
- 11 7/8" T.J.I. Silent Flooring*
- Clips on Roof Sheeting for Added Strength*
- Fully Sheet Rocked Garage*
- 2x4 Stud 16" On Center Interior*
- Exterior Wall Sheeting 7/16"*
- 6/12 Pitch Roof*
- Rough-In Basement Bath/Drains Only*
- Smoke Detectors*
- Multiple Electrical Outlets*
- Minimum 125 Amp Electrical Panel*
- Interior Main Breaker Panel in Basement*
- Copper Wiring on All Electrical*
- Large Basement Windows*
- Rear Landing & Stairs (Many Plans)*
- Screens for All Windows*
- Overhead Lighting*
- Designer Floor Plans (Ours or Yours)*
- Garage Floor Doweled into Concrete with Rebar*
- Freeze Resistant PEX Water Lines*

Interior Features:

- High Efficient Corner Gas Fireplace with Blower (Most Plans)*
- 2-Tone Paint (Kwal Howells)*
- Tile Floors in the Kitchen, Dining, Entry, Bath, & Laundry (Most Plans)*
- Direct Garage Access*
- Rounded Corners Throughout*
- Vaulted Ceiling Main Living Area (Most Rambler Plans)*
- Vaulted Ceiling Master Bedroom (Most 2-Story Plans)*
- 2 Phone Jacks*
- 2 TV Jacks*
- 2, 4, or 6 Panel Colonial Doors*
- Provincial 4 1/4" Base & 3" Casing*
- Stairway Handrail (Many Plans)*
- Sliding Glass Back Door (Many Plans)*
- Stylish Wood Window Sills*
- Wood Shelving & Closet Organizers in Closets*
- Contemporary Lighting Package*
- Ceiling Fan*
- All Platinum Hardware (Doorknobs, Hinges, Deadbolts, Etc.)*
- Upgraded Quality Stain Resistant Carpet*
- Smooth Walls*
- Textured Ceilings*

Exterior Features:

- Oversized 16' x 8' High Raised Panel Garage Door*
- 10' x 10' Concrete Patio (Many Plans)*
- Expertly Designed Exterior Elevations*
- Full Stucco*
- Front Stucco Pop-Outs*
- High Quality 30 Year Architectural Shingles*
- One Garage Door Opener*
- Deadbolts on Exterior Doors*
- Rain Gutters over Concrete Areas*
- Stairs out the Back of the Home (Many Plans)*
- Front Wainscot Brick*
- Vented Attics*
- One Window in Garage*
- Exterior Coach Lights*
- Foundation Plaster*
- 2 Hose Bibs (1 in Front, 1 in Back)*
- Sprinkler Pipe Sleeve under Driveway (Most Homes)*
- 2 Exterior Electrical Outlets (Water proof)*

Kitchen:

- Granite Countertops with Stainless Steel Overmount Kitchen Sink*
- Upgraded Knotty Alder Kitchen Cabinets*
- Kitchen Bar or Island Bar (Many Plans)*
- 36" Upper Knotty Alder Cabinets*
- 5" Crown Molding on Upper Cabinets*
- Adjustable Shelving with Melamine Finish*
- Tile Floors (Most Plans)*
- 6 Can Lights in Kitchen*
- Corner Sink (Many Plans)*
- Brand Name Appliances (Range, Dishwasher, Microwave)*
- 220 For the Range (Most Plans)*
- 1/3 Horse Power Disposal*
- Water Line to Refrigerator*
- Large Pantry (Many Plans)*
- GFCI Safety Outlets*

Entryway Features:

- Raised Panel Fiberglass Entry Doorway with Deadbolt*
- Platinum Hardware on Front Door*
- Covered Entry (Many Plans)*
- Electrical Doorbell*
- 4' X 4' Tile Interior Entrance (Most Plans)*
- Accessible Coat Closet (Many Plans)*

Bathroom/Laundry Features:

- Granite Countertops with One White Porcelain Overmount Sink in Each Bathroom*
- Custom Knotty Alder Cabinets*
- Tile Floors in Bathrooms and Laundry*
- Master Suite with Garden Tub (Many Plans)*
- Glass and Chrome Shower Doors (Many Plans)*
- Shelf above Washer & Dryer*
- Upgraded Kohler or Moen Plumbing Fixtures*
- Cultured Marble Tub & Showers (Many Plans)*
- Round Toilets*
- Extra Wide Vanity Mirrors*
- Privacy Locking Doors on All Bathrooms*

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Many of the items that you see in our Model Home and on our Renderings are decorator items or artist concepts only. All included items are noted on our Included Features sheet and base prices include only these features as a standard. Prices, terms, and included features are subject to change without notice. This Included Features Sheet is effective 7/27/2010. All previous Included Features Sheet are no longer valid.