




Structure

- 3000 PSI – Monolithic Slab 4" 
- Block construction with wood framing (plan specific) 

Exterior

- Advance Termite Bait System & Premise pesticide treatment around the perimeter of the home
- Stucco stop to minimize possibility of water intrusion 
- Textured Stucco Finish
- Aluminum 6" wide Fascia
- White Vinyl Soffits
- Raised Stucco Band on all exterior door and window openings at front elevation only
- Scored Stucco Banding on rear elevation openings for lake front lots


Windows, Sliding Glass Doors, Exterior Doors

- Six panel Fiberglass Insulated Front Entry Door with Composite Jambas * 
- Insulated, Low-E clear glass Vinyl Windows (White) 
- Aluminum Sliding Glass Door(s)
- Stainless steel Exterior Door Hinges


Roofing

- Architectural Style Asphalt Shingles with 30-year Limited Warranty on Material
- Roof Available Colors: Choice of Weathered Wood, Rustic Black, or Shadow Grey
- Black Eave Drip


Garage

- Electric WIFI enabled garage door opener with (2) controls
- Insulated garage doors with 1/2 hp openers 

Painting

- Florida Paints Acrylic SunFlex System Exterior paint – choice of decorator colors that will comply with ACB requirements
- Florida Paints Low Volatile Organic Compound (VOC) interior paint 
- Semi-gloss: Pearl on doors & trim
- Latex-flat: Pearl on walls & ceilings
- Epoxy on garage floors

Wall & Floor Coverings

- Carpet & Rug Institutes' "Green Label Plus" Certified Shaw Carpeting 
- Tiled Backsplash (Classic or Ultra Series) from countertop to bottom of upper kitchen cabinets
- Wall Tile Master Bathroom (Classic or Ultra Series) to ceiling in showers with pre-determined grout color *
- Shower Floor Tile Master Bathroom (Classic or Ultra Series) in walk in showers with pre-determined grout color*
- Floor Tile (Classic or Ultra Series) in wet and first floor main living areas* with pre-determined grout color*
- Wall Tile Secondary Baths (Classic or Ultra Series) to ceiling in showers with pre-determined grout color *
- Mapeguard underlayment with tile floors
- Shower Floor Tile Secondary Bath(s)* (Classic or Ultra Series) in walk in showers with pre-determined grout color*
- Carpet (Classic Series) w/ 6lb pad in bedrooms, closets, stairs, and second floor*



Walks and Driveways

- Acrylic on Lanai
- Pavers on front entry
- 36" Wide Paver Walkway from the front porch to the driveway
- 16' wide Paver Driveway
- Concrete City Sidewalks


Landscaping

- Natural areas to remain natural and undisturbed
- Pre-determined landscape packages to chose from which include sod, trees, shrubs, mulch and irrigation lines to cover sod and landscaped areas
- Minimum local requirements for setback of house for clearing and positioning of house

Heat & Air

- SEER2 High Efficiency HVAC System(s) with wi-fi thermostat 
- Low-sone Bathroom Fans ducted to outside
- Kitchen exhaust vented to outside 

Plumbing

- Kohler/Sterling Vikrell tub(s)*
- Kohler Elongated 1.28 GPF Commode (s) in all baths 
- Kohler/Sterling pedestal sink in powder room*

**ENERGY WISE, QUALITY BUILT |  DENOTES EQ FACTOR ITEM**

Each home is third-party inspected and tested during construction to verify that the home meets HERS (Home Energy Rating Score) rating requirements. | * Denotes a Plan and/or Community specific item



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Plumbing Continued..

- Kohler Rival pull-out w/ single control sprayer kitchen faucet
- Double Bowl Undermount Stainless Steel kitchen sink with choice of equal or big/little bowl configuration
- Ice maker line for refrigerator
- Washer/Dryer Hookup
- (2) Exterior hose bibs
- Homes under 3000 sf to receive 50 gallon hybrid electric heat pump water heater
- Homes above 3000 sf to receive 66 gallon hybrid electric heat pump water heater
- Water-conserving low-flow shower heads & faucets 
- Plumbing shut off valve in garage 
- Kohler Bellera Bathroom Series
- Laundry Sink Rough In
- 1/2 hp Garbage Disposal
- Whole House Water Treatment






Electrical

- Smoke detectors and carbon monoxide alarms, locations per plan
- Recessed can lighting* with LED bulbs in Kitchen 
- (2) Exterior weather proof electrical outlets
- Front door bell and chime
- Ceiling Fan Pre-Wires* in all bedrooms/study, family room or great room & rear covered porch
- Rocker electrical switches
- (1) GFI Outlet(s) in Garage
- Under Cabinet Lighting at Kitchen
- LED Strip Lighting in the Garage(s) (locations plan specific) 
- LED Disc Lighting at halls and laundry room* 
- Vapor Grade Recessed Can Light(s) at Walk In Showers

Home Tech

- Buyer's choice of (6) cable or Data/phone jacks
- QOLSYS IQ Smart Panel with integrated Alarm.com module
- Nest Thermostat 
- Ring Video Doorbell
- 2 Z-Wave Smart Light Switch(es)
- 3 year Alarm.com Automation Start Up
- 1 year of Tech Support courtesy of Habitech Systems

Insulation (Heated/Cooled Areas)

- Exterior Frame Walls: R-13 batt insulation (2" x 4" walls) 
- Exterior frame walls: R-19 batt insulation (2" x 6" walls) & (2" x 8" walls) 
- Block walls: R-4.1 fi-foil insulation 
- Living area ceilings: R-30 Batt/Blown insulation 
- Garage ceilings: R-30 Blown Insulation 

Drywall

- Orange peel texture painted interior walls in Garage
- ½" thick drywall
- Knock-down texture on interior ceilings
- Orange peel Textured walls throughout home
- Dura-Rock behind tiled wall areas*

Interior Trim and Hardware

- Kwikset Handleset on Exterior Door(s)
- Kwikset lever locks with satin nickel finish on interior doors
- Deadbolts on exterior door(s)
- Painted wood window sills
- 8' Interior Door Height on 1st Floor, 6'8" Door Height on Secondary Floors
- Raised 2-Panel Interior Door Style
- 5-1/4" Ogee Baseboards

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Interior Trim and Hardware Continued..

- 2-1/4" Baby Delta Howe Door Casing

Cabinets

- Kitchen Base cabinets to be drawer over door
- 42" high wall cabinets in the kitchen
- Bath vanity cabinets choice of raised height (with front full door(s), no drawers) or standard height (with door(s) and drawers)
- 30" upper wall cabinets above washer & dryer only
- Envision Level Cabinets Throughout

Appliances

- 30" Electric Cooktop JP3030SWSS
- Dishwasher GDT670SYVFS
- Microwave JVM7195SKSS
- 30" Electric single wall oven JTS5000SVSS
- Stainless Steel GE Appliances (Model numbers as noted or equivalent*)
- Washer/Dryer (see sales agent for specific models)
- Refrigerator (see sales agent for specific models)

Specialties

- Brushed nickel frame on shower enclosures
- Brushed nickel Kohler toilet paper holder & towel bars to match bath faucets
- 42" tall vanity mirror(s)
- White Wire Ventilated Shelving in all Closets: tight mesh in pantries & linens, rod & shelf combinations in bedroom/ coat closets
- Pedestal sink mirror (oval)
- Kohler Bellera Bathroom Series
- Flat edge Vanity Mirrors (locations all plan specific)

Light Fixtures

- Energy Efficient Lighting (CFL illumination/LED can lights) 
- \$3,500 Allowance for Buyer to Select Light Fixtures


Countertops

- Bath Countertops—2 CM (3/4") thick quartz with white undermount lavatory sink(s) *
- Kitchen Choice of - 3CM Granite or Quartz Countertops (pre-selected designer colors from which to select)
- Choice of Bull-Nose or Demi-Bullnose Countertop Edge

Patio or Covered Porch

- Covered rear porch (size is plan specific)

Miscellaneous

- Architectural and community standard to maintain neighborhood integrity
- Each ICI Home is third party inspected and tested during construction to verify that the home meets HERS (Home Energy Rating Score) rating requirements. A certificate based on final HERS is presented to each ICI Homeowner 
- Every home comes with a 2-10 Buyers Home Warranty Program

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