


Structure

- 3000 PSI – Monolithic Slab reinforced with steel 
- Exterior Aluminum Railing Per Plan 1/2" x 1/2" aluminum pickets
- 16" on center wood stud construction on exterior walls
- Fully engineered house and roof plans to meet wind code
- Tie down system for high wind protection

Exterior

- Advance Termite Bait System & Premise pesticide treatment around the perimeter of the home
- James Hardie exterior siding per elevation
- White vinyl on porch ceilings
- White vinyl soffits and aluminum fascia boards
- Decorative shutters per plan

Windows, Sliding Glass Doors, Exterior Doors

- Low E double paned, white vinyl frame, windows with screens 
- Decorative window muntins on front windows, per elevation
- Double insulated, white aluminum frame sliding glass door, per plan 
- Decorative Wood window sills throughout house, per plan
- 3/0 six panel front entry door, plan permitting
- 2/8 six panel Fire Resistant Fiberglass Door from Garage to House

Roofing

- Architectural Style Asphalt Shingles with 30-year Limited Warranty on Material
- White, black, gray or brown eave drip

Garage

- 16' x 8' carriage Garage Door(s)
- Garage interior, finished drywall, trimmed and painted
- Electric WIFI enabled garage door opener with (2) controls
- Garage Entry per plan (front, side or courtyard)


Painting

- Florida Paints Exterior paint – choice of decorator colors

Painting Continued..

- Choice of four pre-approved quality Low Volatile Organic Compound (VOC) interior paint Florida Paints colors (one pre-approved color used throughout house) 
- Florida Paints White used on baseboards, doors and door casing

Wall & Floor Coverings

- Shaw Plush Stain Resistant Low VOC Carpet throughout house with 5# re-bond carpet pad 
- 18" x 18" ceramic tile in foyer, kitchen, informal dining room, laundry, and baths
- Hand laid ceramic tile on floor and walls of master shower up to ceiling
- Hand laid ceramic tile on walls of secondary tub/showers up to 7 ft.
- 18" x 18" Floor Tile in foyer, kitchen, dining room, laundry, and baths. Available in 3 colors
- Mapeguard underlayment with tile floors


Walks and Driveways

- 3' Wide Paver Walkway
- Paver Driveway



Landscaping

- Professionally landscaped yard
- Full irrigation system

Heat & Air

- High Efficiency HVAC System(s) central air conditioning and heat systems with supply vents in all walk-in closets 
- Bathroom Fans vented to outside in all baths

Plumbing

- Kohler/Sterling Vikrell tub(s)* with standard wall tile in secondary baths
- Kohler Bellera centerset brushed nickel fixtures in all baths
- Kohler Elongated 1.28 GPF Commode non-skirted toilet in Owners Bathroom 
- Sterling Elongated 1.28 GPF Commode(s) in secondary baths 
- CPVC non-corrosive plumbing
- Kohler/Sterling pedestal sink in powder room*
- City water and sewer
- Kohler Rival pull-out w/ single control sprayer kitchen faucet
- 50/50 Undermount Stainless Steel kitchen sink
- Ice maker line for refrigerator

**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


Revision Date 09/24/2024

Buyer Initials _____ / _____ | Created on 10/18/2024


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Plumbing Continued..

- Washer/Dryer Hookup
- Two (2) conveniently located Exterior hose bibs
- Underground utilities
- ½ hp garbage disposal
- Plumbing shut off valve in garage 
- Kohler Soaking Tub with tiled tub deck in master bath per plan

Electrical

- Minimum 200 amp electrical panel
- Safety ground fault electrical receptacles in kitchen, baths, garage and exterior per plan
- Coach Lights for added night security
- Smoke detectors and carbon monoxide alarms, locations per plan
- Attractive Recessed can lighting* with LED bulbs 
- LED utility lights in laundry room and walk-in closets
- Two Exterior weather proof electrical outlets
- Front door bell and chime
- Ceiling Fan Pre-Wires* in all bedrooms, living room, loft, bonus room(s) and lanai
- Quiet bath fans on a separate switch per bathroom
- Rocker electrical switches




Home Tech

- This includes (1) wireless touch screen, (1) wireless motion detector, up to (5) wireless door contacts, pre-wire for second touch screen
- Automation ready
- One (1) 30" Structural wiring panel
- (3) TV (RG6-6) Jacks
- (7) Data/phone jacks

Home Tech Continued..

- NEST Programmable Thermostat 

Insulation (Heated/Cooled Areas)

- R-11 batt insulation (2" x 4" walls) 
- R-19 batt insulation (2" x 6" walls) 
- R-38 Batt/Blown insulation 

Drywall

- ½" thick drywall
- Dens board moisture barrier on master shower walls
- Knock-down texture on interior ceilings
- Textured walls throughout home

Interior Trim and Hardware

- Two panel colonist masonite interior doors
- Two panel colonist masonite bi-fold interior doors, per plan
- 5 ¼" Colonial baseboard (smaller baseboards in closets) and 2 1/4" Mini Delta door casing
- Stately 4 5/8" Crown Molding in standard trays of foyer, dining nook, and living room, per plan
- Kwikset Handleset on Exterior Door(s)
- Kwikset lever locks with satin nickel finish on interior doors
- Painted wood window sills
- First and Second Floor Interior Doors are 8'0 tall

Cabinets

- Aristokraft cabinetry in kitchen with soft close doors and drawers, lower pullout shelves, brushed nickel knobs, trash rollout and 42" uppers
- Oven tower to house easy access oven and microwave, plan permitting
- Adult-height Aristokraft vanities in all baths
- Decorative single Crown molding on top of wall cabinets

Appliances

- GE 30" Electric Cooktop
- GE self-cleaning stainless oven and microwave in oven tower
- GE 30" stainless hood

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Appliances Continued..

- GE Energy Star stainless Dishwasher with hidden controls

Specialties

- Frameless Glass Enclosure in Master Bath
- Brushed nickel Kohler toilet paper holder & towel bars to match bath faucets
- 54" tall vanity mirror(s)
- 42" tall vanity mirror(s)
- Maintenance free ventilated shelving throughout house
- Master closet to have shoe rack and one (1) wall of double-stacked shelving
- Tight mesh ventilated shelving installed in pantry
- Pedestal sink mirror (oval)

Light Fixtures

- Customer has a \$2,000 allowance to select lights for the foyer, formal dining room, informal dining room, exterior garage and carriage lights at a pre-selected lighting showcase
- Remainder of light fixtures are per plan
- Brushed nickel Vanity Light Fixtures


Countertops

- Level 1 Viatera Quartz countertop with 4" backsplash in kitchen with under-mount double bowl stainless steel Sterling sink
- 1.5cm Quartz vanity top with white oval under-mount sink

Patio or Covered Porch

- Screen Enclosure optional on all porches, per plan
- Concrete Patio* per plan

Miscellaneous

- ICI one-year builder's material and workmanship warranty
- ICI two-year systems defect limited warranty
- HBW ten-year structural limited warranty policy
- 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 

Amenities

- Gated community. Amenity center with pool, fitness center, tot lot, basketball courts, and passive parks

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