






Structure

- 3000 PSI – Monolithic Slab 
- Exterior Aluminum Railing Per Plan
- Block construction with wood framing (plan specific) 
- 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
- Huber Zipwall System
- Two car garage per plan

Exterior

- James Hardie exterior siding per elevation
- Decorative shutters per plan
- Decorative stone, per plan
- Textured Stucco Finish

Windows, Sliding Glass Doors, Exterior Doors

- Low E double paned, white vinyl frame, windows with screens 
- Double insulated, white aluminum frame sliding glass door, per plan 
- Fiberglass Insulated Front Entry Door with Composite Jambs 
- Fire Resistant Fiberglass Door from Garage to House


Roofing

- Architectural Style Asphalt Shingles with 30-year Limited Warranty on Material

Garage

- Electric WIFI enabled garage door opener with (2) controls
- Garage door keypad
- Insulated Garage Doors 

Painting

- Low Volatile Organic Compound (VOC) interior paint 
- White used on baseboards, doors and door casing
- Epoxy on garage floors

Wall & Floor Coverings

- Plush Stain Resistant Low VOC Carpet 

Wall & Floor Coverings Continued..

- Backsplash
- Wall Tile Master Bathroom
- Floor Tile
- Wall Tile Secondary Baths
- Mapeguard underlayment with tile floors
- Luxury Vinyl Plank



Walks and Driveways

- Acrylic on Lanai
- Pavers on front entry
- Paver Walkway


Landscaping

- Professionally landscaped yard
- Full irrigation system
- Fully Sodded Yard

Heat & Air

- High Efficiency HVAC System(s) 
- Kitchen exhaust vented to outside 
- Lo-sone exhaust fans in all baths

Plumbing

- Kohler/Sterling Vikrell tub(s)*
- Sterling Elongated 1.28 GPF Commode(s) 
- 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
- Undermount Stainless Steel kitchen sink
- Ice maker line for refrigerator
- Washer/Dryer Hookup

**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..

- Exterior hose bibs
- Underground utilities
- Water-conserving low-flow shower heads & faucets 
- Water Heater
- Garbage Disposal

Electrical

- Minimum 200 amp electrical panel
- Safety ground fault electrical receptacles in kitchen, baths, garage and exterior per plan
- Coach Lights
- Smoke detectors and carbon monoxide alarms, locations per plan
- Exterior weather proof electrical outlets
- Front door bell and chime
- Ceiling Fan Pre-Wires*
- Rocker electrical switches
- Under Cabinet Lighting
- LED Disc Lighting 

Home Tech

- TV (RG6-6) Jacks
- Data/phone jacks

Insulation (Heated/Cooled Areas)

- Batt/Blown insulation 

Drywall

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

Interior Trim and Hardware

- Two panel colonist masonite interior doors


Interior Trim and Hardware Continued..

- 5 1/4" ogee baseboard throughout
- Kwikset Handleset on Exterior Door(s)
- Kwikset lever locks with satin nickel finish on interior doors
- 8' high raised 2-panel interior & bi-fold doors
- Painted wood window sills
- 2 ¼" Baby Howe casing/trim around doors
- First and Second Floor Interior Doors are 8'0 tall

Cabinets

- 42" high wall cabinets in the kitchen
- Light shields on bottom of upper cabinets
- Hardware – choice of satin knob or pull
- Crown molding on top of wall cabinets
- Soft close doors and drawers

Appliances

- Electric Cooktop
- Dishwasher
- Microwave
- Energy Efficient Appliances 

Specialties

- Frameless Glass Enclosure in Master Bath
- Brushed nickel glass shower*
- 42" tall vanity mirror(s)
- Maintenance free ventilated shelving throughout house
- Tight mesh ventilated shelving installed in pantry
- Kohler Bellera Bathroom Series
- Vanity Mirrors

Light Fixtures

- Buyer to Select Light Fixtures

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Countertops

- Quartz Countertops

Patio or Covered Porch

- Pavers on front porch

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 
- Pre-Construction meeting
- On-site progress construction meeting
- Homeowner orientation walk-through meeting

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