

ICI HOMES

Envision Features Sheet

FOUNDATION

- 6 mil thick visqueen vapor barrier under slab
- All footings steel reinforced with No. 5 rebar
- 2500 PSI fiber reinforced 4" thick concrete monolithic slab

TERMITE TREATMENT

- Bora-Care treatment for subterranean termite protection
- Retreat and repair coverage for one year from date of closing
- Renewable retreat and repair coverage available annually to homeowner

EXTERIOR WALLS

- Reinforced concrete block and masonry construction with textured stucco finish (wood frame where necessary)
- Reinforced concrete poured lintels, headers and vertical cells
- Continuous concrete and steel tie beam
- Roof trusses engineered to meet hurricane code
- Anchoring system engineered to hurricane code requirements
- Stucco stop to minimize possibility of water intrusion

WINDOWS, SLIDING GLASS AND EXTERIOR DOORS

- Insulated, LOW-E clear glass, single hung, white aluminum window frames with screens
- Insulated, LOW-E clear sliding glass door(s), white aluminum frames with screens (plan specific)
- Six panel fiberglass insulated front entry door – sidelight(s) (plan specific)
- Hurricane shutters – steel panels for windows and glass door openings

HEAT AND AIR

- 15 SEER air conditioning
- Air handler(s) located in air-conditioned space
- Puron refrigerant (R-410-a)
- Air conditioning vents in walk-in closets
- Bathroom fans vented to outside
- Kitchen exhaust vented to outside
- Dryer vented to outside
- Energy Star 7-day programmable thermostat(s)
- Energy Star rated lo-sone exhaust fans in all baths

PLUMBING

- Continuous CPVC incoming plumbing water lines throughout, including slab
- House water supplied by CPVC lines
- (2) exterior hose bibs
- 50 gallon energy saver water heater
- Pedestal sink in powder room (plan specific)
- Guest bath(s) - Vikrell tub(s) with tile walls (plan specific)
- Moen single lever chrome bath faucets
- Elongated toilets

PLUMBING *continued*

- Chrome single lever kitchen faucet with sprayer
- Double equal bowl stainless steel kitchen sink
- Pre-plumbed with ice maker line
- 1/3 hp garbage disposal
- Washer/dryer recessed wall hook-up with shut-off valve
- Vikrell tub in master bath (plan specific)

ELECTRICAL

- 200 amp electrical panel with underground service
- Hard-wired smoke detectors with battery back-up located per building code
- Carbon monoxide alarms located per building code
- Structured wiring to include: (3) cable T.V. outlets (RG6), (3) phone outlets (Cat 5) (choice of locations)
- Ceiling fan pre-wires (3) (choice of locations)
- 220V water heater, dryer and range outlets
- Front door bell and chime
- (2) exterior weatherproof GFI receptacles
- Pre-wire for electric garage door opener
- (1) GFI outlet in garage
- Wire for and install microwave

INSULATION

- Block walls: R-4.1 Fi-foil insulation on exterior block walls
- Exterior frame walls: R-13 batt insulation in garage adjacent to house
- Ceilings: R-30 blown and batt insulation over all air conditioned areas
- Poly foam adhesive seal at each exterior wall penetration

DRYWALL

- ½" drywall
- Knockdown texture on ceilings
- Orange peel finish on all interior house and garage walls
- Durarock - moisture proof cement board to 7' above finish floor behind tiled wall areas (plan specific)
- Designer plant shelves, arches, and niches - plan specific
- Ceilings designed to be flat, vaulted, coffered and/or tray styles (plan specific)

PAINTING - INTERIOR AND EXTERIOR

- Low Volatile Organic Compound (VOC) interior paint
- Walls and ceilings: Oyster White
- Oyster White semi-gloss paint on baseboards, doors, and door casings and window sills
- Two car garage (plan specific) with orange peel texture painted interior walls
- Two coats exterior Color Wheel Flex-Lox paint - color selected by homebuyer from builder's chart

INTERIOR TRIM AND HARDWARE

- Raised 2-panel interior doors hinges - satin nickel finish
- Raised 2-panel bi-fold doors on closets
- 3-1/2" baseboard
- 2-1/4" door casing
- Kwikset lever locks with satin nickel finish
- Deadbolts on exterior door(s)
- Wood painted window sills

CABINETS AND COUNTERTOPS

- Merillat Essentials Sundale Maple - either Paprika or Toffee color choice throughout house (hardware not included)
- Kitchen
 - 30" tall upper wall cabinets (layouts plan specific)
 - Base cabinets to be drawer over door
 - Laminate countertop with 4" tall laminate backsplash with stainless steel drop-in double equal bowl sink
- Baths
 - Base cabinets standard 30" tall
 - Bull-nose edge cultured marble vanity tops with integrated sinks

BATH WALL TILE AND ACCESSORIES

- Level 1 tiles included with predetermined grout colors
- Fashionable wall tile in walk-in shower up to 7' high
- Shower floor tile
- Guest bath(s) - Vikrell tub(s) with wall tile to 7' high
- Tile bath walls to have soap dish and shampoo shelf (plan specific)

APPLIANCES

GENERAL ELECTRIC (White or Black)
(Model numbers as noted or equivalent)

- Dishwasher (Energy Star) - GLD-4500R
- Microwave (exhaust fan vented to outside) JVM-1850
- Free-standing self-cleaning glass top range JBP-66

SPECIALTIES (plan specific)

- 42" tall mirror above vanity areas
- White ventilated shelving in all closets
- Towel bars and toilet paper holders to match bath faucets

LIGHT FIXTURES (plan specific)

- Designer light fixture packages from which to choose for the following locations: foyer, dining room, nook, bath vanities and exterior garage

OPTIONAL COVERED REAR PORCH

- Size and location of rear porch is plan specific
- Optional screening of rear covered porch is also available

FLOOR COVERING

- Stain-resistant carpet (Level 1) over 6 lb. pad
- Designer tile (12" x 12") in foyer, kitchen, nook, laundry, master bath (clothes closet excluded), guest bath, powder room (plan specific) with predetermined grout color
- Proflex underlayment with tile floors to help prevent tile from cracking

MISCELLANEOUS

- Architectural and community standards to maintain neighborhood integrity
- 2-10 Home Buyers Warranty on workmanship, systems and structural defects
- 2,000 sq. ft. one-stop Design Center with professional decorator assistance
- Meetings held with homebuyer(s) by professional builder assigned to construct your home:
 - Pre-construction
 - Pre-drywall
 - Final walk-through
 - New home orientation