

## ICI HOMES

### Signature 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)
- 8 ft tall six panel fiberglass insulated front entry door(s) - (plan specific) or \$1,500 allowance to select a decorative impact resistant style door(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
- (3) exterior hose bibs
- 80 gal. energy saver water heater w/ re-circulating pump/timer
- Pedestal sink in powder room (plan specific)
- Guest bath(s) - Vikrell tub(s) with tile walls (plan specific)

#### PLUMBING *continued*

- Moen Brantford chrome bath faucets
- Elongated toilets
- Moen Colonnade single lever pull-out white kitchen spray faucet
- Double equal bowl white cast-iron drop-in kitchen sink
- Pre-plumbed with ice maker line
- 1/3 hp garbage disposal
- Washer/dryer recessed wall hook-up with shut-off valve
- Cultured marble tub in master bath (plan specific)
- In-cabinet laundry tub (location plan specific)

#### ELECTRICAL

- Minimum 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: (5) cable T.V. outlets (RG6) (5) phone outlets (Cat 5), (5) data ports/computer outlets (choice of locations)
- 220V water heater, dryer and range outlets
- Front door bell and chime
- (4) exterior weatherproof GFI receptacles
- Pre-wire for electric garage door opener
- (3) GFI outlets in garage
- Ceiling fan pre-wire in all bedrooms, family room or great room, and rear covered porch areas (number of fan pre-wires on rear porch is plan specific)
- Wire for and install under cabinet kitchen lighting
- Wire for and install microwave
- Recessed ceiling lights at plan specific locations
- Decora rocker switches throughout house

#### 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: Choice of one designer color
- 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

- 8 ft. tall raised 2-panel interior doors, hinges-satin nickel finish
- 6'8" tall raised 2-panel bi-fold doors on closets
- 5-1/4" baseboard
- 2-1/4" door casing
- Kwikset lever locks with satin nickel finish
- Deadbolts on exterior door(s)
- Wood painted window sills
- Pull-down attic stairs in garage (except with front bonus room)
- Crown molding around the perimeters of main living areas (foyer, living/dining/family rooms, kitchen, nook (if adjoining main living area) (plan specific)

## CABINETS AND COUNTERTOPS

- Merillat Seneca Ridge (maple raised panel) designer cabinets throughout house (Choice of stain color - Sable, Natural, Toffee, Kona or Sedona) with choice of hardware
- Kitchen
  - 42" tall upper wall cabinets (layouts plan specific)
  - Base cabinets to be drawer over door
  - Base cabinets to have middle roll out shelves
  - Trash pull
  - Cutlery tray
  - Lower light shields on upper cabinets
  - Granite countertop with matching 4" tall granite backsplash with white drop-in cast iron double equal bowl sink
- Baths
  - Base cabinets raised height
  - Bull-nose edge cultured marble vanity tops with integrated sinks
- Laundry
  - Base cabinet for laundry tub (location and size-plan specific)
  - 30" tall upper wall cabinets above washer/dryer

## BATH WALL TILE AND ACCESSORIES

- Tiles through Level 2 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 PROFILE (White or Black)  
(Model numbers as noted or equivalent)

- Dishwasher (Energy Star) - insulated PDW-7800
- Microwave (exhaust fan vented to outside) PVM-1870
- Electric 30" glass cooktop PP-912
- Electric 30" single wall oven PT-916

## 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
- Master bath shower enclosure - choice of metal finish and glass
- Mirror door in master closet (plan specific)
- Rod shelving in master closet
- Five adjustable solid shelves in master closet and tie rack
- Moen Mirrorscapes mirror framing in master bath - choice of finish to coordinate with faucets - Series 2000-5000

## LIGHT FIXTURES (plan specific)

- \$1,000 light fixture allowance for: foyer, dining room, nook, kitchen island or sink location, bath vanities and exterior garage
- Under cabinet lighting in kitchen
- Recessed ceiling lights throughout and plan specific
- Fluorescent light fixtures in pantry, laundry walk-in closets

## COVERED REAR PORCH (plan specific)

Screening optional on all porches

## FLOOR COVERING

- Carpet and floor tiles through Level 2 included
- Stain-resistant carpet over 6 lb. pad
- Choice of designer tiles in foyer, kitchen, nook, laundry, master bath (clothes closet excluded), guest bath, powder room (plan specific) with predetermined color-coordinated grout color
- Proflex underlayment w/ tile floors to help prevent 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