






**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
- Aluminum White Fascia
- Aluminum White Soffits

**Windows, Sliding Glass Doors, Exterior Doors**

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

**Roofing**

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

**Garage**

- Electric WIFI enabled garage door opener with (2) controls
- Garage door keypad
- 7' or 8' Insulated Garage Doors 

**Painting**

- Low Volatile Organic Compound (VOC) interior paint 

**Painting Continued..**

- Semi-gloss: Pearl on doors & trim
- Latex-flat: Pearl on walls & ceilings

**Wall & Floor Coverings**

- Plush Stain Resistant Low VOC Carpet 
- Tile Backsplash in Kitchen
- Wall Tile Master Bathroom
- Shower Floor Tile Master Bathroom
- Floor Tile Bathrooms
- Wall Tile Secondary Baths
- Luxury Vinyl Plank in Main Living Areas, per plan



**Walks and Driveways**

- Pavers on front entry
- Paver Walkway at front entry
- Concrete driveway


**Landscaping**

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

**Heat & Air**

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

**Plumbing**

- Kohler/Sterling Vikrell tub(s)\*
- Kohler Bellera centerset brushed nickel fixtures in all baths
- Sterling Elongated 1.28 GPF Commode(s) 
- CPVC non-corrosive plumbing
- Kohler/Sterling pedestal sink in powder room\*
- City water and sewer

**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
- Undermount Stainless Steel kitchen sink
- Ice maker line for refrigerator
- Washer/Dryer Hookup
- 2 Exterior hose bibs
- Underground utilities
- ½ hp garbage disposal
- Water-conserving low-flow shower heads & faucets 
- A.O. Smith Electric Hybrid Water Heater
- 1/2 HP Garbage Disposal with Air Switch

**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**

- Complete home security system with keypad, motion, siren and contacts
- TV (RG6-6) Jacks
- Data/phone jacks

**Home Tech Continued..**

- Programmable Thermostat 

**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**

- 5 1/4" ogee baseboard throughout
- 5 1/4" Crown Molding Master Bedroom (excluding optional tray)
- Prescott Kwikset Handleset on Exterior Door(s)
- Tustin Kwikset lever locks with satin nickel finish on interior doors
- Painted wood window sills
- 2 ¼" Baby Howe casing/trim around doors
- 8' High 2 Panel Smooth Interior Door Style
- Stair Trim Square Wood Balusters at First Floor Run

**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**

- GE Stainless Steel Dishwasher
- GE Stainless Steel Microwave
- Energy Efficient Appliances 
- GE Stainless Steel Range

**Specialties**

- Frameless Glass Enclosure in Master Bath

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**Specialties Continued..**

- Semi-Frameless 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

**Light Fixtures**

- Buyer to Select Light Fixtures

**Countertops**

- Quartz Countertops in Kitchen and Baths

**Patio or Covered Porch**

- Pavers on front porch
- Covered rear porch (size is plan specific)

**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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