

Oakmont Gold Features

For Hickory Series 65' Homesites

SLAB FLOOR

- 3000 PSI – 4" monolithic concrete slab

TERMITE TREATMENT

- Advance Termite Bait System w/monitoring plus
- Premise by Bayer® soil protection barrier

EXTERIOR & STRUCTURE

- Fully engineered house & roof plans to meet 2014 Residential Florida Building Code
- Zip system sheathing & tape for exterior walls & roof to keep the elements out & comfort & savings in.
(Provided by Huber Engineering ®)
- Termite resistance & non-combustible siding*
(Provided by James Hardie ®)
- Textured cementitious stucco finish*
- Decorative stone*
- Hardie soffit panels & 6" Fascia Trim
- Architectural style asphalt shingles with 30 year limited warranty on material *(Provided by Tamko ®)*
- Two available colors are Black and Weatherwood.

WINDOWS, SLIDING GLASS DOORS

Provided by PGT ®

- Energy View Vinyl, white, insulated, Low-E clear glass Windows w/screens & sliding glass doors without screens

EXTERIOR DOORS

- Rain glass panel fiberglass insulated front entry door*
(Provided by Therma True ®)
- Garage door(s) - panels garage door w/designer glass panel. Choices of Prairie, Stockbridge, Madison & Stoc-ton
(Provided by Overhead Door ®)
- 1/2 HP opener(s) with two controls *(provided by Liftmasters ®)*
- Garage door keypad

HEAT AND AIR

Provided by Carrier ®

- High efficiency 15 SEER HVAC system(s)
- Air handler(s) located in air-conditioned space
- Puron refrigerant (R-410-a)
- Bathroom fans ducted to outside
- Kitchen exhaust vented to outside
- 7-day programmable thermostat
- Lo-sones exhaust fans in all baths

PLUMBING *Provided by Kohler/Sterling ®* • 24" White Pedestal sink in powder room* (K-2844)

- Water-conserving low-flow shower heads & faucets
- Bathrooms - White Vikrell tub *
- Forte 8" centerset brushed nickel faucets in master bath
- Forte 4" centerset brushed nickel faucets in all other bathrooms
- Elongated (403082-0) White 1.28 GPF comfort height commode in bathrooms
- Simplice single control high arc pull down stainless steel kitchen faucet
- Stainless steel under-mount kitchen sink with choice of double equal, big/little or single bowl
- Ice maker line, including ice maker box
- 1/2 hp garbage disposal, with air switch
- Washer/dryer hookup
- Laundry Tub with cabinet & quartz top
- Plumbing shut off valve in garage
- Soap Dispenser in kitchen (K-1895VS) Stainless Steel
- 6.4 Gal. Tankless gas water heater *(Provided by AO Smith ®)*
- (3) Exterior Hose bibs

ELECTRICAL

- 200 amp electrical panel
- Smoke detectors & carbon monoxide alarms per code
- Rope lighting in Master Bedroom ceiling
- Rocker switches
- Ceiling fan pre-wires in all bedrooms/study, family room or great room & rear covered porch (number of fan pre-wires on rear porch) *
- Recessed ceiling lights (locations plan specific) *
- Wire for & install under cabinet kitchen lighting
- Wire for & install microwave—hood
- (2) exterior weatherproof receptacles
- Pre-wire for electric garage door opener(s) *
- (1) GFI protected outlet in garage
- White electrical devices

STRUCTURAL WIRING

- One 20" structured wiring distribution panel
- Nine locations that can be used for any combination of TV outlets (RG6 Quad-Shield), Telephone or Data/Networking (Cat 5E)

*Denotes a "Plan Specific item"

Oakmont Gold Features

STRUCTURAL WIRING (Continued)

- All cable/telephone/data lines are home runs to the distribution panel
 - Incoming signals from outside to the distribution panel are one line for Cable TV (RG6) and one run for four incoming telephone/data lines (Cat 5E)
 - Doorbell Ring

SECURITY SYSTEM

- One security panel w/hard wiring at all exterior doors
- Motion detector and siren
- One security keypad (touch screen)
- Prewire for second keypad (master bedroom)

NATURAL GAS SERVICES

- Tankless gas water heater
- Stainless steel gas range

INSULATION

Provided by Johns Manville ® 

- Exterior frame walls: R-19 batt insulation (2" x 6" & 2" x 8" walls)
- 2nd Floor frame walls: R-13 batt insulation (2"x4" walls)
- Living area ceilings: R-38 blown/batt insulation

SHEETROCK

- Hard coat veneer plaster with light texture interior walls & ceilings
 - Durarock behind tiled wall areas *

PAINTING

Provided by Florida Paint

Interior Walls & Ceilings:

- One coat primer of 4400 Hi-Five drywall primer and surface
- One coat finish color of 2500 Perfecure flat paint
- One color choice for walls and ceilings

Interior Wood Trim:

- One coat primer of 2500 Perfecure flat paint
- One coat finish color of 2430 Sunwall semi-gloss paint

Exterior Hardie Board siding & cementitious stucco surfaces:

- One coat primer of 3865 Sunflex 100% acrylic Hi Build premium base coat
- One coat finish color of 1320 Glades 100% acrylic satin

INTERIOR TRIM & HARDWARE

Provided by Masonite and Kwikset ®

- 8' high Raised 2-panel interior doors
- 8' high Raised 2-panel interior bi-pass closet doors
- 5 1/4" ogee baseboard throughout
- 5 1/4" crown molding inside of the tray ceiling areas; Foyer, Dining Room, Gathering Room & Owners Suite.
- 3 1/2" Delta Howe door casing in main living area
- 3 1/2" Delta Howe trim around windows & sliders in main living area
 - 2 1/4" Baby Howe casing/trim around doors & windows in bedrooms & bathrooms
- Wood painted window sills
- Lisbon Lever locks with satin nickel finish
- Tavaris front door handle set w/satin nickel finish
- Milan Deadbolts on exterior door(s) w/satin nickel finish

CABINETS

Provided by Mid Continent ®

- Kitchen:
 - ICI base level cabinets throughout home
 - Multiple size wall cabinets in the kitchen
 - Crown molding on top of wall cabinets
 - Light shields on bottom of cabinets with indirect lighting
 - Cushion close drawer & doors
 - Pantry pullout
 - Cutlery divider
 - Rollout shelves
 - End panels
 - Trash & recycle pull
- Baths:
 - Base cabinets standard 36" high

COUNTERTOPS

- 3cm ICI level one granite kitchen counter tops
- 2cm ICI level one quartz bathroom vanity tops

WALL & FLOOR COVERINGS

- Level One tile & carpet selection
- Tiled backsplash from countertop to bottom of upper Kitchen cabinets
 - Wall tile to ceiling in master bath shower with pre-determined grout color *
 - Shower floor tile with pre-determined grout color *
 - Hall bath(s) - Tub with wall tile up to 8' surround & pre-determined grout color *

*Denotes a "Plan Specific item"

Oakmont Gold Features

WALL & FLOOR COVERINGS (Continued)

- Each bathroom will have a Glass Shelf
- Carpet & Rug Institutes' "Green Label Plus" w/6 lb. pad (Provided by Shaw ®)
- Tile in foyer, kitchen, nook, laundry, master bath (clothes closet excluded), guest bath, powder room * with pre-determined grout color
- Mapeguard underlayment with tile floors
- Tile under cabinets
- Shower seat in owners bath

APPLIANCES

Provided by G.E. ®

- Stainless steel, black or white
 - 30" slide in gas range (JGS760SE)
 - 1.7 Cu. Ft. microwave over-the-range (JVM6172SK)
 - Dishwasher with hidden control (GDT535PS)
- (Model numbers are plan specific or equivalent)

SPECIALTIES

- Mirrors above all bathroom vanity areas, up to 48" with one of the choices of 2 1/4" wide trim* (220B, 220W, 400S, 400WD)
- Pedestal sink mirror *
- Wood ventilated shelving in all clothes closets and Pantry (Walnut or Pickett Fence)
- White ventilated shelving in linen & storage closets
- Owners Bathroom — Semi frameless, clear glass, 84" high shower enclosure
 - One matching plumbing faucet finish towel bar & toilet paper holder per bathroom

COVERED REAR LANAI

- Covered rear lanai (size plan specific)
 - (screening optional on all lanais)

LIGHT FIXTURES

- Light fixture package selection for: foyer, dining room, nook, bath vanities and exterior garage *
- Under cabinet lighting in kitchen with light shields
- Fluorescent light fixtures in pantry, laundry, walk-in closet locations & garage

LANDSCAPE & HARDSCAPE

- Predetermined landscape package, to include sod, trees, shrubs, pine bark & irrigation lines to cover sodded & landscaped area.
- Street trees as needed
- 1 shade tree (3" Cal.)
- 5 Hedge shrubs (7 gal)
- 3 Ornamental plants (3 gal)
- 40 shrubs (3 gal)
- 20 Groundcover (1 gal)
- Reclaim irrigation water
- Natural areas to remain natural & undisturbed
- Minimum county requirements for setbacks of homes for clearing & positioning of home.
- Concrete driveway & walkways
- Paver on front & rear covered porch

WARRANTIES & CUSTOMER SERVICE

- Every home comes with a 2-10 Home Buyers Warranty Program
- Ten (10) years structural warranty
- Two (2) years system defect warranty
- One (1) year materials & workmanship warranty
- Pre-construction meeting
- On-site progress construction meeting
- Homeowner orientation walk-through meeting

ICI Homes eFACTOR Energy-Wise HOMES

- 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

GENERAL

Construction shall be in compliance with sound building practices, & in conformity with local building codes, zoning ordinances, health laws & regulations. Construction to be not less than the minimum requirements of & subject to inspection by contractor & all required agencies.

If there is any discrepancy between the blueprints & the standard features sheet, the features sheet will govern.