

Oakmont Platinum Features

For Evergreen Series 80' 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 & 8" 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

- Fiberglass insulated front entry door(s) * *(Provided by Therma Tru ®)*
- Choice of following glass doors: Wellesley, Concorde, Maple Park, Salinas, Saratoga
- Garage door(s) - panels garage door, with designer glass panel
- Choices of: Prairie, Stockbridge, Madison & Stockton *(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-son exhaust fans in all baths

PLUMBING *Provided by Kohler/Sterling ®*

- (3) exterior hose bibs

PLUMBING *(continued)*

- 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 ®)*

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)
- All cable/telephone/data lines are home runs to the distribution panel

Denotes a "Plan Specific item"

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STRUCTURAL WIRING (Continued)

- 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 cook top

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 surfacer
- One coat finish color of 2500 Perfecure flat paint
- One color choice for walls & 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 &

INTERIOR TRIM & HARDWARE (Continued)

Provided by Masonite and Kwikset®

Around the perimeter of main living area: 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
- Stop-n-Drop with charging station

CABINETS

Provided by Mid Contentent®

- 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

- Choice of Level Two and/or Three tile selections
- 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 and pre-determined grout color *
- Each bathroom will have a glass shelf

Denotes a "Plan Specific item"

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WALL & FLOOR COVERINGS (Continued)

- Level one Carpet & Rug Institute's "Green Label Plus" w/6 lb. pad *(Provided by Shaw ®)*
- Tile floor entire home—except for bedrooms & 2nd floor * with pre-determined grout color
- Mapeguard underlayment with tile floors
- Tile under cabinets
- Shower seat in owners bath

APPLIANCES

Provided by G.E. ®

Gourmet Kitchen—Profile

- Stainless steel, black or white
- 36" - Five burner—deep recessed gas cook top (PGP7036SL)
- Built-in hood
- Built-in single convection wall & Convection / Microwave oven (PTS7000)
- Dishwasher with hidden controls (PDT845S)
(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 & pantry (Walnut or Pickett Fence)
- White ventilated shelving in linen & storage closets
- Owners Bathroom — Frameless clear glass shower enclosure to ceiling for showers without doors.
- Semi-frameless, clear glass, 84" high shower enclosures for showers with doors
- 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 (7 gal)
- 3 Ornamental plants (3 gal)
- 80 shrubs (3 gal)
- 30 Groundcover (1 gal)
- Reclaim irrigation water
- Natural areas to remain natural & undisturbed
- Minimum county requirements for setbacks of homes for clearing & positioning of home.
- Pavers on front entry, walkways & driveway, up to 800 sq.ft.
- Pavers on 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 Select 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.