



## Waco Plan Features Matrix

| Plan Name                             | Waco Plan-WCO TD2/TN2/CN2 202501   | Comments   |
|---------------------------------------|--|--|
| <b>Living Area</b>                    | <b>1644</b>  |  |
| <b>Home Interior</b>                  |  |  |
| Floors                                | <b>LIVING AREA:</b> Ceramic Tile   | Style and Color defined by CS                      |
|                                       | <b>SHOWER FLOOR:</b> Tile  | Style and Color defined by CS                      |
|                                       | <b>CARPET:</b> Only in bedrooms and closets  | Style and Color defined by CS                      |
| Walls                                 | <b>SHOWER:</b> Ceramic tile (optional decorative trim)   | Style and Color defined by CS                      |
|                                       | <b>INTERIOR:</b> Brocade Texture on walls & ceilings/Rounded Corners on main walls OR semi-flat texture/straight angle corners | Style and Color defined by CS                      |
| Backsplash                            | <b>KITCHEN:</b> Ceramic Tile   | Style and Color defined by CS                      |
| Countertops                           | Depending on color package selection may include 3 cm Granite or Quartz. The same throughout the entire home                   | Style and Color defined by CS                      |
| Sinks                                 | <b>BATHROOM:</b> Undermount white square bowl  |  |
|                                       | <b>KITCHEN:</b> Undermount stainless steel sink 8" deep  |  |
| Cabinets                              | <b>LAUNDRY ROOM:</b> Included in upper wall  | Style and Color defined by CS                      |
|                                       | <b>KITCHEN AND BATH:</b> Cabinets with Crown Molding, adjustable shelves   | Style and Color defined by CS                      |
|                                       | <b>WINE RACK:</b> Kitchen  |  |
| Doors                                 | <b>FRONT:</b> Fiberglass faux wood solid core door <b>3068</b>   | Style and Color defined by CS                      |
|                                       | <b>BACK PATIO DOOR:</b> Two Panel sliding door <b>6068</b>   |  |
|                                       | <b>PANTRY:</b> Included  | Style and Color defined by CS                      |
| Mirrors                               | Depending on color package selected may include Framed or frameless Mirrors  | Style and Color defined by CS                      |
| Windows coverings                     | Included   | Style and Color defined by CS                      |
| Ceiling Fans                          | All Bedrooms & Living Room   | Style and Color defined by CS                      |
| Ceilings Height                       | 9' high ceilings   |  |
| Trim, molding and doors casing        | 2 1/2" base molding & door casing  | Style and Color defined by CS                      |
| <b>Bathroom</b>                       |  |  |
| Master Bathroom Tub Style             | N/A  |  |
| Shower Doors                          | Included in Master Shower only   | Style and Color defined by CS                      |
| Toilets                               | Elongated toilets  |  |
| <b>Kitchen</b>                        |  |  |
| Appliances                            | Gourmet Kitchen Stainless Steel 5 burner Cook Top,Hood,Built-In Oven, Microwave, and dishwasher                                | Upgrade available to Gourmet Kitchen Appliances    |
| <b>Plumbing &amp; Electrical</b>      |  |  |
| Plumbing Fixtures                     | Included   | Style and Color defined by CS                      |
| Light Package                         | Include: Dinning, Vanity mounted lights, Kitchen Pendants and LED Disk   | Style and Color defined by CS                      |
| Hardware Package                      | Door handles and hinges  | Style and Color defined by CS                      |
| Prewire                               | Package A. Pre-wire included for phone, 4 channel surround sound in living room, 1 data port internet ready, TV + DSS          | Prewire only. Speakers and equipment not included. |
| <b>Exterior and Garage</b>            |  |  |
| Exterior Light                        | Decorative wall mounted lights in Front of home and 1 double spot lamp included in rear of home (Flood Lamp)                   | Style and Color defined by CS                      |
| Roofing                               | <b>TD2-</b> Shingle Roof / <b>TN2-</b> Shingle Roof/ <b>CN2-</b> Flat roof (low-slope roofing)                                 | Style and Color defined by CS                      |
| Driveway                              | Standard   |  |
| Front Elevation                       | Included decorative siding   | Style and Color defined by CS                      |
| Rockwall                              | Rock wall height and length determined by area and site  | Per community                                      |
| Exterior walls covering               | Wall synthetic colored stucco application and siding   | Style and Color defined by CS                      |
| Landscape                             | landscape rock from side gates to front property line and parkway  | Per community                                      |
|                                       | <b>LANDSCAPE ROCK:</b> Depending on color package  | Style and Color defined by CS                      |
|                                       | <b>LANDSCAPE OPTION:</b> (See Below)   | Style and Color defined by CS                      |
|                                       | <b>OPTION A:</b> Turf Option   |  |
|                                       | <b>OPTION B:</b> Two tone Rock option  |  |
| Garage Door Opener                    | N/A  | Upgrade Available                                  |
| Exterior Outlets for Christmas Lights | 1 outlets included   |  |
| Built-in Shelves in Garage            | Included   |  |

| Energy Efficiency          |   |  |
|----------------------------|---|--|
| Energy Star Certified Home | Included  |  |
| Heating and cooling        | 14 seer A/C unit, 80% efficiency heater unit                    |  |
| Insulation - Garage        | Garage door insulated, BATT insulation walls R11, Ceiling R19   |  |
| Insulation - Home          | 100% Energy Star Insulated                                      |  |
| Manabloc Plumbing System   | Home run line to each outlet from Manabloc control panel        |  |
| Water Heater               | Natural Gas Tank Water Heater                                   |  |
| Windows                    | Double pane low E glass Vinyl windows, edges wrapped and sealed |  |
| A/C Duct system            | Highly efficient duct system                                    |  |
| Structure & Warranty       |   |  |
| Foundation - Concrete Slab | Engineered foundation design with monolithic post tension slab  |  |
| Walls and Roof Structure   | 2"x4" @ 16" o.c. load bearing walls with engineered trusses     |  |
| Warranty                   | 1 Year Builder Warranty + 2-10 "Home of Texas" Warranty         |  |

**\* Features list not valid unless signed by seller and included as part of purchase agreement.**

**NOTICE TO CONSUMER:** All marketing materials are SOLELY for concept illustration purposes. All square footages are MERELY approximations. As we improve our product, BIC Homes reserves the BIC Homes feature list is provided as a general inclusion of items specific to this floor plan. Please note you may see some differences in your home. If home was started prior to this contract, and

Customer Signature:

Customer Signature:

Builder Signature: