



Effective 03/13/2025

## Denton Traditional Plan Features Matrix

Plan Name	Denton Plan-DEN TRD/TRN/CON 202403	Comments
<b>Living Area</b>	<b>1502</b>	
<b>Home Interior</b>		
Floors	<b>LIVING AREA:</b> Ceramic Tile <b>SHOWER FLOOR:</b> Tile <b>CARPET:</b> Only in bedrooms and closets	Style and Color defined by CS Style and Color defined by CS Style and Color defined by CS
Walls	<b>SHOWER:</b> Ceramic tile (optional decorative trim) <b>INTERIOR:</b> Brocade Texture on walls & ceilings. Rounded Corners on main walls.	Style and Color defined by CS 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 <b>KITCHEN AND BATH:</b> Cabinets with Crown Molding, adjustable shelves <b>WINE RACK:</b> Kitchen	Style and Color defined by CS Style and Color defined by CS
Doors	<b>FRONT:</b> Fiberglass faux wood solid core door <b>BACK PATIO DOOR:</b> Two Panel sliding door <b>PANTRY:</b> Included	Style and Color defined by CS Style and Color defined by CS 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 (lower furdowns for A/C ducts and/or water lines)	
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	Freestanding Tub	
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>TRD-</b> Shingle Roof / <b>TRN-</b> Shingle Roof/ <b>CON-</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	Rockscape from side gates to front property line and parkway <b>LANDSCAPE ROCK:</b> Depending on color package <b>LANDSCAPE OPTION:</b> (See Below) <b>OPTION A:</b> Turf Option <b>OPTION B:</b> Two tone Rock option	Per community Style and Color defined by CS Style and Color defined by CS
Garage Door Opener	N/A	Upgrade Available
Exterior Outlets for Christmas Lights	1 outlets included	
Built-in Shelves in Garage	Included	
<b>Energy Efficiency</b>		
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	
<b>Structure &amp; Warranty</b>		
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 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,

Customer Signature:

Customer Signature:

Builder Signature: