



Effective 07/29/2025

Waco Plan Features Matrix

Plan Name	Waco Plan-WCO TD2/TN2 202503	Comments
Living Area	1644	
Home Interior		
Floors	LIVING AREA: Ceramic Tile	Style and Color defined by CS
	SHOWER FLOOR: Tile	Style and Color defined by CS
	CARPET: Only in bedrooms and closets	Style and Color defined by CS
Walls	SHOWER: Ceramic tile (optional decorative trim)	Style and Color defined by CS
	INTERIOR: semi-flat texture/straight angle corners	Style and Color defined by CS
Backsplash	KITCHEN: 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	BATHROOM: Undermount white square bowl	
	KITCHEN: Undermount stainless steel sink 8" deep	
Cabinets	LAUNDRY ROOM: Included in upper wall	Style and Color defined by CS
	KITCHEN AND BATH: Cabinets with Crown Molding, adjustable shelves	Style and Color defined by CS
	WINE RACK: Kitchen	
Doors	FRONT: Fiberglass faux wood solid core door 3068	Style and Color defined by CS
	BACK PATIO DOOR: Two Panel sliding door 6068	
	PANTRY: 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
Bathroom		
Master Bathroom Tub Style	N/A	
Shower Doors	Included in Master Shower only	Style and Color defined by CS
Toilets	Elongated toilets	
Kitchen		
Appliances	Gourmet Kitchen Stainless Steel 5 burner Cook Top, Hood ,Built-In Oven, Microwave, and dishwasher	Upgrade available to Gourmet Kitchen Appliances
Plumbing & Electrical		
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.
Exterior and Garage		
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	TD2- Shingle Roof / TN2- Shingle Roof	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 rock from side gates to front property line and parkway	Per community
	LANDSCAPE ROCK: Depending on color package	Style and Color defined by CS
	LANDSCAPE OPTION: (See Below)	Style and Color defined by CS
	OPTION A: Turf Option	
	OPTION 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:

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Builder Signature: