

# Designer Estate Series Included Features

(with Energy Star® 3.0 specifications)

## Design and value-added features:

- Level 2 floor tile in foyer, kitchen, laundry & all bathrooms (per plan)
- 7/16" FHA 8lb carpet pad
- Painted raised panel interior doors and bi-folds
- 5 ¼" colonial baseboards throughout
- 5 ¼" crown molding in master bedroom, foyer and dining room (per plan)
- LeSalle lever interior door knobs with matching hinges
- Corian window sills
- Custom lighting package
- CFL light bulbs for all interior standard lights
- Ceiling fan pre-wire in all bedrooms, study, family room & lanai
- R6 Quad-shield cabled TV outlet in all bedrooms and family/great room.
- CAT 5 cabled telephone outlet in each bedroom and kitchen
- Textured orange peel walls
- Knockdown texture on all ceilings
- 4 hose bibs conveniently located
- Wood blocking for drapery brackets around windows
- Garage door opener (one per bay)
- Ventilated vinyl-coated steel shelving in closets
- Landscape package with sod
- Automatic sprinkler system with zoned timer (per county code)
- Fiberglass insulated inswing entry doors with glass insert (per plan)
- Sherwin Williams interior custom one color flat paint throughout

## Safety, engineering and construction features:

- 14 Seer Energy Star rated high efficiency air handler and heat pump combination
- Two 50 gallon water heaters

- \*R-38 fiberglass ceiling insulation
- Reflective Solar Roof Decking
- \*R-9 Core Fill 500 block insulation
- \*R-13 fiberglass frame wall insulation
- Air barriers installed for improved energy efficiency
- Powerful bath exhaust fans
- Fresh air ventilation system
- Merv #10 rated air filter
- Maintenance-free aluminum soffit & fascia
- 2 x 4 studs — 16" on center on bearing walls
- Boracare (termite treatment) applied 2' up on 1st floor walls
- Professionally engineered roof trusses with hurricane straps for added protection
- Masonry block construction
- Visqueen barrier under all concrete floors and garage
- Steel reinforced, concrete lintel at masonry perimeter walls
- 7/16" roof sheathing
- Brick pavers at front porch, entry walk, driveway and lanai.
- Tile Roof
- Low E insulated double pane windows with aluminum frames
- Three hinges on all doors
- Locksets on all bedroom doors
- Flowguard gold CPVC piping

## Kitchen and bath features:

- Designer selection of wood front cabinets
- 42" upper kitchen cabinets
- Level 1 cabinet hardware in kitchen
- 2 ¼" cabinet crown molding in kitchen
- Level 1 Granite countertops in kitchen and all bathrooms
- Stainless Steel Jenn-Air glass top range
- Stainless Steel Jenn-Air dishwasher

- Stainless Steel vent hood
- ½ horsepower disposal
- Double bowl stainless-steel under mount kitchen sink
- Ice maker line
- Moen plumbing fixtures
- Mirror over all bath vanities
- Frameless shower enclosure in Master Bath
- China lavatories

## Peace of mind: M/I's Confidence Builder Program:

- Personal hard hat for inspection of your M/I home during construction
- Pre-Construction meeting with your Personal Construction Supervisor
- Certificate of Quality Inspection Plaque
- New Home Orientation
- Homeowner Service after the sale including a service inspection 90 days after closing
- Home Builder's Limited Warranty and Manufacturer's Warranties
- The home will be Energy Star Certified by a third party inspector
- 30 - Year Transferable Structural Warranty for your peace of mind and added resale value

\*R-Value means resistance to heat flow. The higher the R-Value, the greater the insulating power.

The above items vary according to product line and location and are subject to change without notice.

# Designer Estate Series Included Features

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## Top 10 Included Features

1. Granite kitchen and bath countertops
2. 42" Maple upper kitchen cabinets with crown molding and hardware
3. 18" Ceramic tile at all wet areas
4. Stainless Steel Jenn-Air dishwasher, glass top range and vent hood
5. 5 ¼" crown molding at master bedroom, foyer and dining room
6. Sherwin Williams interior custom one color flat paint throughout
7. Double pane Low-E windows
8. Core Fill 500 block insulation
9. 30-Year Transferable Structural Warranty
10. 100% Energy Star® Certified



SHERWIN-WILLIAMS.



MasterTile™



JENN-AIR



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