Tyson Ranch Townhomes

Included Features

DESIGN AND VALUE ADDED FEATURES:

- · Ceramic Floor Tile in Foyer, Kitchen, Laundry, and All Bathrooms
- · 7/16" FHA 6lb Carpet Pad
- · Painted Raised Panel Interior Doors and Bi-Folds
- · Solid Surface Acrylic Window Sills
- · 3 1/4" OG Baseboards Throughout
- · Brushed Nickel Doorknobs
- · LED Lightbulbs
- Decora Rocker Light Switches
- Ceiling Fan Pre-Wires (per plan)
- · 1 RG-6 Quad-Shield Cabled TV Outlets (per plan)
- · 1 CAT-6 Cabled Telephone Outlets (per plan)
- · Textured Orange Peel Walls
- · Knockdown Texture on All Ceilings
- · 2 Hose Bibs and 2 Outdoor Receptacles
- · Wood Blocking for Drapery Brackets Around Windows
- · Garage Door Opener Per Plan
- · Embossed Carriage Style Garage Doors
- Ventilated Vinyl-Coated Steel Shelving in Closets
- · Coach Light Pre-Wire Per Plan
- Ventilated Vinyl-Coated Steel Shelving in Closets
- · Landscape Package with Floratam (St. Augustine) Sod
- · Automatic Sprinkler System
- · Fiberglass Insulated Entry Doors
- · Washer/Dryer Hookup

SAFTEY, ENGINEERING, AND **CONSTRUCTION FEATURES:**

- 14 Seer Energy Star® 3.1 Rated High Efficiency Air Handler and Heat Pump Combination
- · Electric Water Heater
- · R-38 Fiberglass Ceiling Insulation
- Reflective Solar Roof Decking
- · R-9 Core Fill Block Insulation
- · R-13 Fiberglass Frame Wall Insulation at 2x4 Walls
- · Air Barriers Installed for Improved Energy Efficiency
- · Powerful Bath Exhaust Fans
- · Mechanical Ventilation System
- · Merv #6 Rated Air Filter
- · Maintenance-Free Aluminum Soffit and Fascia
- · 2X4 Studs 16" on Center Frame Walls
- · Boracare (Termite Treatment) Applied 2' up on First Floor Walls
- · Professionally Engineered Roof Trusses with Hurricane Straps for Added Protection
- · Masonry Block Construction on First Floor
- · Visqueen Barrier Under all Concrete Floors and Garage

SAFTEY, ENGINEERING, AND **CONSTRUCTION FEATURES CONT.:**

- · Steel Reinforced, Concrete Lintel at Masonry Perimeter Walls
- · Brick Pavers at Entry, Entry Walk, and Driveway
- · Acrylic Paint on Lanai/Patio (per plan)
- Fungus Resistant Dimensional Shingles
- · Low E Insulated Double Pane Windows with Vinyl Frames
- Gutters
- · Uponor Pex Piping
- · 3 Hinges on All Doors
- · Privacy Locks on All Bedroom Doors

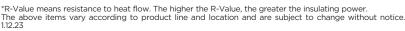
KITCHEN AND BATH FEATURES:

- · Designer Selection of Cabinets
- · 42" Upper Kitchen Cabinets
- · Granite Kitchen Counters with Stainless Steel Undermount Sink and Pull Out Faucet
- · Granite Owner's Bath Counters with Undermount China Sink
- · Adult Height Vanities in Master Bath
- GE® Electric Range
- Stainless Steel GE® Microwave (Vented Outside)
- Stainless Steel GE® Dishwasher
- · ½ Horsepower Disposal
- Ice Maker Line
- · Moen Plumbing Fixtures
- · Mirror Over All Bath Vanities
- · Framed Shower Enclosure in Owner's Bath (per plan)

PEACE OF MIND: M/I's CONFIDENCE **BUILDER PROGRAM:**

- · Pre-Construction Meeting With Your Personal Construction Manager
- Certificate of Quality Inspection Plaque
- · New Home Orientation
- · Homeowner Service after the Purchase Including a Service Inspection 90-120 Days after Closing
- · Home Builder's Limited Warranty and Manufacturer's Warranties
- · The Home will be Energy Star® 3.1 Certified by a Third Party Inspector
- The M/I Warranty Commitment for your Peace of Mind and Added Resale Value







Tyson Ranch Townhomes

Top 10 Single Family Home Included Features

- 1. Professionally Selected Color Palettes
- 2. 42" Upper Kitchen Cabinets by Northpoint Cabinets
- 3. Ceramic Tile in all Wet Areas
- 4 Granite Kitchen and Owner's Bath Countertops
- 5. Stainless Steel GE® Range, Microwave, and Dishwasher
- 6. Adult Height Vanities in Owner's Bath
- 7. Decora Rocker Light Switches and LED Interior Light Bulbs
- 8. Core Fill Block Insulation
- 9. Reflective Solar Roof Decking and R-38 Ceiling Insulation
- 10. 100% Energy Star® 3.1 Certified and the M/I Warranty Commitment

















