Smart Series - Washington Glen Villas

Included Features

Glamorous Kitchens
- Decorative 36" Aristokraft® Cabinets
- Sterling® Stainless Steel Drop-In Sink with Badger 1/3 HP Garbage Disposal
- Moen® Single Handle Chrome Faucet with Side Sprayhose
- G.E.® Electric Smooth Top Range (Black)
- G.E.® Dishwasher (Black)
- G.E.® Decorative Range Hood (Black)
- Formica® Laminate with Square Edge
- Plumbing Line for Ice Maker

Exquisite Baths
- Aristokraft® 35" Vanity Cabinets with Drawers
- Moen® Double Handle Lavatory with Chrome Faucet
- Cultured Marble Vanity Tops
- Moen® Chrome Towel Bars and Toilet Paper Holders
- 40" Mirrors (Per Plan)
- Sterling® Round Water Saving Commodes
- Sterling® Porcelain Pedestal Sink with Double Handle Lavatory Faucet in Powder Room

Flooring
- 3/8" 5-Pound Rebond Carpet Pad with Shaw® Carpet with Inherent Stain Resistance
- Armstrong® Flex Step Vinyl

Interior Standards
- 4,000 PSI Concrete Waterproofed Partial Basements with Insulation
- 9' Ceilings on First Floor
- 50-Gallon High Efficiency Electric Water Heater
- Bryant Carrier® Electric Furnace 14 SEER AC Unit/Heat Pump
- Pre-Wired for Garage Door Opener
- Knock Down Ceilings

Impressive and Detailed Exteriors
- Architecturally Designed Exterior Elevations to enhance Community Appeal
- CertainTeed Landmark Limited Lifetime Weathered Wood Dimensional Shingles
- Stone Wainscot with Hardie above (per plan & per elevation)
- 5" White Continuous Aluminum Gutters and Downspouts
- Non Insulated Windows to 16Ft Garage Door
- 4,500 PSI Concrete Driveways, Porches, and Sidewalks
- Covered Porch
- Vinyl Porch Ceilings
- Therma-Tru Front Door
- Address Plaques
- Post Light
- One Coach Light above Garage
- White vinyl privacy fence

Landscaping
- Sod in Front and Sides to the Rear Corners of the Home, Seed and Straw in the Backyard, Villa Landscape Package

Features subject to change without notice.

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Features Included in Every Smart Home

Confidence in M/I's Quality Construction

- Engineered Roof Truss
- Floor Systems with 3/4" Subfloor, Glued and Nailed, Sanded & Screwed
- 16 O/C Load Bearing Interior Wall Construction
- 2"x 4" Exterior Wall Construction
- Tyvek® Wall Sheathing
- Kiln Dried Construction
- 7/16" OSB Roof Sheathing with H-clips
- Concrete Driveway, Walkways, and Porches
- Exterior & Interior Wall Plates Screwed to Sub-Floor
- PEX-a Plumbing System
- 200 AMP Electrical Service
- Engineered Drain Tile System and Zoeller 1/3 HP Sump Pump (Per Site)
- Safety Ground Fault Electric Circuits in all Baths, Garage, Kitchen and Exterior Outlets
- Drywall Nailed and Screwed
- Smoke Detectors and CO2 Detectors Hard-Wired with Battery Back-Up
- Schlage® Front Door Deadbolt
- Plygem Single Hung, Vinyl Windows
- Vent Fans in all Bathrooms
- Raised panel garage door
- 2 Frost Resistant Water Spigots
- 2 Weatherproof Exterior Outlets (GFI)

Peace of Mind Confidence Builder Program

- Whole Home Certified to Save You Money on Energy Costs
- 10-Year Transferable Structural Warranty
- Personal Construction Manager
- Buyer Builder Conference
- Pre-Drywall Conference
- New Home Orientation
- Homeowner Service After the Sale
- Measured Customer Satisfaction Program
- Quality Control Card, Quality Inspection Plaque & Guaranteed Completion of Pre-Settlement Items
- M/I Financial offers low, competitive rates

Energy Saving Features

- 2"x 4" Exterior Wall Construction with R-13 Fiberglass Batt Insulation, R-49 Fiberglass insulation for Flat Ceilings, R-49 Fiberglass Batt Insulation for any Sloped Ceilings, R-30 Fiberglass Batt Above Garage (If Area Above is Living Area), R-10 Fiberglass Batt in Basement
- ENERGY STAR® Qualified Therma-Tru Door painted with Sherwin Williams® Super Paint Exterior Satin
- Air Infiltration Package - Plate Sealant & Window Foam Insulator
- Third Party Blower Door Testing, Duct Leakage Testing, Comprehensive Air Sealing, HVAC Heat Loss/Gain Analysis and HERS Rating Completed on Each Home to Ensure Maximum Energy Efficiency is Achieved
- Honeywell Programmable Thermostat

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