

Red Ember *Included Features*

DESIGN & VALUE ADDED FEATURES:

- Ceramic floor tile in foyer, kitchen, laundry & all bathrooms
- 7/16" FHA 6lb carpet pad
- Painted raised panel interior doors and bi-folds
- Solid surface acrylic window sills
- 3 ¼" colonial baseboards throughout
- Brushed nickel door knobs
- Custom lighting package
- LED light bulbs for all interior standard lights
- Decora rocker light switches
- Ceiling fan pre-wires (per plan)
- 4 RG-6 Quad-shield cabled TV outlets (per plan)
- 2 CAT 5 cabled telephone outlets (per plan)
- Textured orange peel walls
- Knockdown texture on all ceilings
- 2 hose bibs & 4 outdoor receptacles
- Wood blocking for drapery brackets around windows
- Pre-wire outlet for garage door opener
- Embossed carriage style garage doors
- Ventilated vinyl-coated steel shelving in closets
- Landscape package with floratam (St. Augustine) sod
- Automatic sprinkler system (per county code)
- Fiberglass insulated entry doors
- Washer/Dryer hookup

M/I HOMES DESIGN STUDIO:

- Design Studio with samples and displays
- Selections made with the assistance of a Personal Selection Coordinator

SAFETY, ENGINEERING & CONSTRUCTION FEATURES:

- 14 Seer Energy Star® 3.1 rated high efficiency air handler and heat pump combination
- 50 gallon 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
- *R-19 fiberglass frame wall insulation at 2x6 walls
- Air barriers installed for improved energy efficiency
- Powerful bath exhaust fans
- Mechanical ventilation system
- Merv #6 rated air filter
- Maintenance-free aluminum soffit & fascia
- 2 x 4 studs — 16" on center on frame walls
- Boracare (termite treatment) applied 2' up on 1st 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
- Steel reinforced, concrete lintel at masonry perimeter walls
- Brick pavers at entry, entry walk, driveway & lanai/patio
- Fungus resistant dimensional shingles
- Low E insulated double pane windows with vinyl frames
- Uponor pex piping
- 3 hinges on all doors
- Privacy locks on all bedroom doors
- Gutters on front of home along all horizontal soffit roof planes per plan, per elevation & per structural options

KITCHEN & BATH FEATURES:

- Designer selection of cabinetry
- 42" upper kitchen cabinets
- Granite kitchen counters with stainless steel undermount sink and pull out faucet
- Granite master bath counters with undermount China sink
- Adult height vanities in master bath
- Stainless Steel GE® glass top 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 Master Bath
- White lavatories at secondary baths

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

- Pre-Construction meeting with your Personal Construction Supervisor
- 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.



*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.
5.12.22

Red Ember: Top 10 Included Features

- 1. 42" upper kitchen cabinets by Timberlake®**
- 2. 17" Ceramic tile in all wet areas**
- 3. Granite kitchen & master bath counter tops**
- 4. Stainless Steel GE® range, microwave & dishwasher**
- 5. Adult height vanities in master bath**
- 6. Decora rocker light switches & LED interior light bulbs**
- 7. Core Fill block insulation**
- 8. Reflective solar roof decking & R-38 ceiling insulation**
- 9. The M/I Warranty Commitment**
- 10. 100% Energy Star 3.1 certified**



M/I HOMES

For more information call 407-947-4530