# **Trevesta:** The Smart Series | Essentials Included Features

## WHOLE HOME FEATURES:

- 14 SEER Energy Star Rated High Efficiency Air Handler and Heat Pump Combination
- Programmable Wifi Thermostat
- MERV10 Return Air Filters
- R-38 Fiberglass Ceiling Insulation
- R-7 Block Wall Insulation (1st floor)
- R-13 Fiberglass Frame Wall Insulation (2nd floor per plan)
- 7/16" Roof Sheathing
- Air Barriers to Improve Energy Efficiency
- Carbon Monoxide/Smoke Detectors
- Low E Insulated Vinyl Glass Windows
- LED Lighting Package
- 50 Gallon A O Smith Quick Recovery Electric Water Heater (per plan)
- HERS Rating
- Monolithic Slab: 2500 PSI Concrete w/Fiber Mesh
- Concrete Block Wall 1st Floor w/3000 PSI Grout

## PEACE OF MIND CONFIDENCE BUILDER PROGRAM:

- 10-Year Transferable Structural Warranty for Your Peace of Mind and Added Resale Value.
- Home Builder's Limited Warranty & Manufacturer's Warranties
- Pre-Construction Meeting with Your Personal Construction Manager
- Pre-Drywall Walkthrough
- New Home Orientation Prior to Closing
- Guaranteed Completion of New Home Orientation Items
- Homeowner Service After the Sale Including a Service Inspection 90-120 days After Closing
- M/I Homes Exclusive Caulk and Care Program. Improves Energy Efficiency and Helps Seal Out Moisture.

## THOUGHTFULLY PLANNED INTERIORS AND EXTERIORS:

- 18" Ceramic Tile Foyer, Kitchen, All Baths and Utility Room
- 3/8' FHA 6 lb Carpet Pad
- 3 1/4" Colonial Trim Baseboards
- Garage Coach Lights (2)
- Custom Preselected Lighting Package
- Window Sills - Drywall Return
- Decora Light Switches
- Ceiling Fan Pre-Wire per Bedrooms, Family Room
- RGB-6 TV Outlets (2)
- CAT-6 Data or Phone Outlets (2)
- CAT-6 Alarm Lines (2)
- Clare Video Doorbell
- 1/2" HP Garage Door Opener on 2-Car Garage
- Textured Knockdown Ceilings
- Textured Orange Peel Walls
- Wood Blocking for Drapery Brackets Around Windows
- 8'-8" Ceilings on Lower Level
- Painted Six-Panel Pre-Hung Doors (per plan)
- Schlage Plymouth Knobs on Interior Doors (Satin Nickel)
- Schlage Plymouth Knobs & Dead Bolt on Front Door Only (Satin Nickel)
- Fiberglass Insulated Inswing Thermatru Entry Doors (per plan)
- Brick Paver Driveways and Lanai
- Ventilated Vinyl-Coated Steel Shelving in Closets
- Automatic Sprinkler System with Zoned Timer (per county code)
- St. Augustine Sod Front & Rear
- Mailbox per Community (per postal requirements)
- "Uponor" Pex Plumbing System
- Sherwin Williams Flex Lox Exterior Paint
- Epoxy Coated Garage Floor with Flakes
- Professionally Designed Landscape Package

## DREAM KITCHEN AND BATH:

- Timberlake 36" Wood Shaker Upper Cabinets in Kitchen
- GE Microwave (Black or White)
- GE Dishwasher (Black or White)
- GE Smooth Top Range (Black or White)
- 1/3 HP Disposal
- Corian Kitchen & Bath Countertops (Level 1)
- Double Bowl Stainless-Steel Undermount Kitchen Sink
- Ice Maker Line
- LED Puck Lighting Package in Kitchen & Stairs
- Moen Plumbing Fixtures
- Wood Shaker Cabinets in Master & Hall Baths
- Raised Vanities in Bath
- Mirror Over All Bath Vanities
- Elongated Water Saver Commodes
- Fiberglass Tub and Surround at Secondary Baths
- Drop-In Sink Fiberglass Shower Pan & Tile Walls at Owner's Bath

## STRUCTURAL & MECHANICAL INTEGRITY:

- Architecturally Designed Exteriors with Coordinated Color Schemes
- Dimensional Limited Lifetime Warranty Algae Resistant Shingle Roof
- Masonry Block Construction
- Steel Reinforced, Concrete Lintel at Masonry Perimeter Walls
- Visqueen Barrier Under All Concrete Floors and Garage
- Professionally Engineered Roof Trusses with Hurricane Straps for Added Protection
- Hurricane Storm Shutters
- Maintenance-Free Aluminum Soffits & Fascia
- Boracare (Termite Treatment) Applied to Framing at Slab Penetrations
- Sentricon Termite Prevention Treatment
- Taexx "Tubes in Wall" Pest Defense System

the smart series
only from M/I Homes

*Please note: base pricing, floorplans, incentives, included features, and availability are subject to change without notice. In an effort to continuously improve our product, we reserve the right to make changes to floorplans and specifictions without notice. Special wall, window, flooring treatments, landscaping and other items featured in and around the model home are decorator features and are not included in the price. All community and area information is deemed reliable, but is not guaranteed . See New Home Consultant for details. 12/30/21

M/I HOMES
Welcome to Better