

# Smart Series: Interior Upgrade Packages | **Essentials Collection**

## STANDARD

30" Upper Cabinets in Kitchen  
Wall Tile in Bathrooms  
Tile Flooring in Foyer, Kitchen, All Baths and Utility Room  
Formica Kitchen & Bath Countertops  
Black GE Range  
Black GE Dishwasher  
Black GE Over the Range Microwave  
Black GE Side by Side Refrigerator  
GE Top Load Washer - White  
GE Front Load Dryer - White  
3 1/4" Baseboards Throughout  
Fiberglass Insulated 6 Panel Inswing Entry Door  
Schlage Brushed Satin Interior Door Knobs  
Moen Chrome Single Handle Faucets In All Baths  
Stainless Steel Double Bowl Top Mount Kitchen Sink  
Moen Chrome Single Lever Faucet in Kitchen  
8' 8" Ceiling Height on 1st floor  
8' Ceiling Height on 2nd floor  
White Vinyl Windows  
6' 8" White Aluminum Sliding Glass Door  
Fluorescent Kitchen Lighting

## GOLD

Wall Tile in Bathrooms  
GE Top Load Washer - White  
GE Front Load Dryer - White  
3 1/4" Baseboards Throughout  
6 Panel Fiberglass Insulated Inswing Front Entry Door  
Schlage Brushed Satin Knobs  
Moen Chrome Single Handle Faucets in All Baths  
Stainless Steel Double Bowl Top Mount Kitchen Sink  
Moen Chrome Single Lever Faucet in Kitchen  
Ceramic Floor Tile in Foyer, Kitchen, Utility Room & all Baths

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ALL INCLUDED

### Plus These Upgrades:

42" Upper Cabinets in Kitchen  
Toggle Hardware Installed on Kitchen & Bath Cabinets  
Crown Molding on Upper Kitchen Cabinets  
Granite on Kitchen & Bath Countertops  
Stainless Steel GE Range  
Stainless Steel GE Dishwasher  
Stainless Steel GE Over the Range Microwave  
Stainless Steel GE Side by Side Refrigerator  
Undermount Oval Sinks in Baths  
Undermount Kitchen Sink with Moen Arbor Chrome Single Lever Faucet  
Decorative Lighting Package - Satin Nickel  
6 LED Puck Lighting Fixtures in Kitchen

**INCLUDED**

**\$0**

**Smart Series Price**

**\$12,990**

6.20.22



Prices, availability and color selections subject to change.  
Color selection varies between packages and levels. See NHC for details.



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# Smart Series: Included Features | **Essentials Collection**

## WHOLE HOME FEATURES:

- 14 SEER Energy Star Rated High Efficiency Air Handler and Heat Pump Combination
- Programmable WiFi Thermostat
- R-30 Fiberglass Ceiling Insulation
- R-4.1 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 White Vinyl Windows

## THOUGHTFULLY PLANNED INTERIORS AND EXTERIORS:

- Tile Flooring in Foyer, Kitchen, Utility Room & All Baths
- Carpet in all non-wet areas
- 3/8" 6lb Carpet Pad
- 3 1/4" Baseboards
- Pre-Selected Decorative Lighting Package
- Décor Light Switches
- Cable TV Outlets installed at Family Room & Owner Bedroom (R6 Quad-shield)
- CAT5e Cabled Data Outlets in Family Room
- Prewires for Garage Door Opener
- Textured Spanish Lace Ceilings
- Textured Orange Peel Walls
- Wood Blocking for Drapery Brackets Around Windows
- Marble Window Sills
- Six Panel Interior Doors
- Schlage Knobs on Interior Doors (Satin Nickel)
- Schlage Handleset & Deadbolt on Entry Door (Satin Nickel)
- Fiberglass Insulated Inswing Entry Door (per plan)
- 2" Faux Blind Package (white)
- Ventilated Vinyl-Coated Steel Shelving in Closets
- Interior Wall Paint - White
- Automatic Sprinkler System with Zoned Timer
- PEX Plumbing System
- Acrylic Exterior Paint (Satin)
- Preselected Landscape Package

## DREAM KITCHEN AND BATH:

- 30" Wood Flat Panel Upper Cabinets in Kitchen
- GE Vented Over the Range Microwave (Black)
- GE Side by Side Refrigerator (Black)
- GE Washer and Dryer (White)
- GE Dishwasher (Black)
- GE Range (Black)
- 1/2 Horsepower Disposal
- Formica Kitchen & Bath Countertops
- Double Bowl Stainless-Steel Top Mount Kitchen Sink
- Ice Maker Line
- Moen Plumbing Fixtures
- Raised Cabinets in all Baths
- Mirror Over All Bath Vanities
- Elongated Water Saver Commodes
- 8 x 12 Wall Tile in Bathrooms
- Top Mount China Lavatory Sinks

## STRUCTURAL & MECHANICAL INTEGRITY:

- Architecturally Designed Exteriors with Coordinated Color Schemes
- Dimensional 30 year Fungus 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
- 2x4 Studs - 16" on Center on Bearing Walls
- Maintenance-Free Aluminum Soffits & Fascia
- Boracare (Termite Treatment) Applied to Framing at Slab Penetrations
- Sentricon Termite Prevention Treatment
- Concrete Patio

## SMART HOME AUTOMATION:

- Smart Home Controller
- 2 Security Door Sensors
- 1 Motion Sensor
- Video Doorbell
- Smart Lighting Switch
- WiFi Thermostat
- Garage Door Opener (*Not Included - must select at least 1 garage door opener as an option for this feature*)

## PEACE OF MIND BUILDER CONFIDENCE:

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



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