

# Estates at Rivercrest: *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 1/4" O.G 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)
- 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 & 4 outdoor receptacles
- Wood blocking for drapery brackets around windows
- Prewire 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 with timer (per county code)
- Fiberglass insulated entry doors
- Washer/Dryer hookup
- Security System with 3 Months of Monitoring
- Keyless Front Door Lock

## 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 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 wood front cabinets
- 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
- 1/2 horsepower disposal
- Ice maker line
- Moen plumbing fixtures
- Mirror over all bath vanities
- Framed shower enclosure in Master Bath
- Vikrell lavatories at secondary baths
- Tiled shower floor in master bath
- 1.6CM Quarts Counter tops w/under mounted sink in secondary bath

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

- Buyer Builder Conference with your Personal Construction Manager
- Certificate of Quality Inspection Plaque
- New Home Orientation
- Homeowner Service after the purchase including a service inspection 90 days after closing
- Home Builder's Limited Warranty and Manufacturer's Warranties
- 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. 3.10.25