

# Hawks Overlook

## Included Features

### DESIGN AND VALUE ADDED FEATURES:

- Ceramic Floor Tile in Foyer, Kitchen, Laundry, and All Bathrooms
- 7/16" FHA 6lb Carpet Pad
- Painted Raised Panel Interior Drop and Bi-Folds
- Solid Surface Acrylic Window Sills
- 3 1/4" OG Baseboards Throughout
- Brushed Nickel Doorknobs
- LED Lightbulbs
- 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 and 4 Outdoor Receptacles
- Wood Blocking for Drapery Brackets Around Windows
- Garage Door Opener (Per Plan)
- Embossed Carriage Style Garage Doors
- Ventilated Vinyl-Coated Steel Shelving in Closets
- Coach Light Pre-Wire (Per Plan)
- Landscape Package with Floratam (St. Augustine) Sod
- Automatic Sprinkler System
- Fiberglass Insulated Entry Doors
- Washer/Dryer Hookup
- Security system with 3 months of monitoring
- Keyless front door lock

### SAFETY, ENGINEERING, AND CONSTRUCTION FEATURES:

- 14 Seer High Efficiency Air Handler and Heat Pump Combination
- 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
- Air Barriers Installed for Improved Energy Efficiency
- Powerful Bath Exhaust Fans
- Mechanical Ventilation System
- Merv #6 Rated Air Filter
- Maintenance-Free Aluminum Soffit and Fascia
- 2X4 Studs — 16" on Center Frame Walls
- Boracare (Termite Treatment) Applied 2' up on First 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

### SAFETY, ENGINEERING, AND CONSTRUCTION FEATURES CONT

Steel Reinforced, Concrete Lintel at Masonry Perimeter Walls

- Brick Pavers at Entry, Entry Walk, and Driveway, Lanai and/or Patio
- Fungus Resistant Dimensional Shingles
- Low E Insulated Double Pane Windows with Vinyl Frames
- Gutters
- Uponor Pex Piping
- 3 Hinges on All Doors
- Privacy Locks on All Bedroom Doors

### KITCHEN AND BATH FEATURES:

- Designer Selection of Cabinets
- 42" Upper Kitchen Cabinets
- Level A Quartz Kitchen Counters with Stainless Steel Undermount Sink and Pullout Faucet
- Adult Height 1.6cm Quartz Master Bath Counters with Undermount China Sink
- GE® 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
- Tile shower floor in master bath
- Baths shall receive a 1.6CM Quartz top with under mount sink(s) per plan
- Framed Shower Enclosure in Owner's Bath (per plan)

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

- Pre-Construction Meeting With Your Personal Construction Manager
- 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 M/I Warranty Commitment for your Peace of Mind and Added Resale Value

Visit [mihomes.com](http://mihomes.com) for more information

Edited on 2.24.25

\*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



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