

# The Palms at Trevesta : Included Features

## WHOLE HOME FEATURES:

- EnergyStarRatedHighEfficiencyAirHandlerand Heat Pump Combination
- ProgrammableWifiThermostat
- MERV10ReturnAirFilters
- R-38FiberglassCeilingInsulation
- R-7BlockWallInsulation(1stfloor)
- R-13FiberglassFrameWallInsulation(2ndfloorperplan)
- 7/16" Roof Sheathing Radiant Barrier
- AirBarrierstoImproveEnergyEfficiency
- CarbonMonoxide/SmokeDetectors
- Low E Insulated Vinyl Impact Resistant Windows
- LEDLightingPackage
- 50 Gallon Quick Recovery Electric Water Heater (per plan)
- HERSRating
- Monolithic Slab:3000PSI Concrete w/Fiber Mesh
- Concrete Block Wall 1st Floor w/3000 PSI Grout

## PEACE OF MIND CONFIDENCE BUILDER PROGRAM:

- **10-YearTransferableStructuralWarrantyforYourPeaceof Mind andAddedResaleValue.**
- HomeBuilder'sLimitedWarranty&Manufacturer's Warranties
- Pre-ConstructionMeetingwithYourPersonal Construction Manager
- Pre-DrywallWalkthrough
- 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 6lb Carpet Pad
- 3 1/4" Colonial Trim Baseboards
- 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)
- **Video Doorbell**
- Textured Spanish Lace 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 Dexter Seville Series Level Handles on Interior Doors (Satin Nickel)
- Schlage Dexter Barcelona Handleset & Dead Bolt on Front Door Only (Satin Nickel)
- Fiberglass Insulated Inswing ThermaTru Entry Doors (per plan)
- 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 FlexLox Exterior Paint
- Paver Driveways
- Epoxy Coated Garage Floor with Flecks
- Garage Door Opener- Lift Master 1/2 HP with Wifi
- Professionally Designed Landscape Package
- Structured Wiring Panel

## DREAM KITCHEN AND BATH:

- Timberlake 36" Wood Shaker Upper Cabinets in Kitchen
- GE Microwave (Stainless Steel)
- GE Dishwasher (Stainless Steel)
- GE Smooth Top Range (Stainless Steel)
- 1/2 HP Disposal
- Granite Kitchen & Master Bath Countertops (Level 1)
- Double Bowl Stainless-Steel Undermount Kitchen Sink
- Ice Maker Line
- LED Disk Lighting Package in Kitchen
- Moen Plumbing Fixtures
- Wood Shaker Cabinets in Master & Hall Baths
- Raised Vanities in Bath
- Mirror Over All Bath Vanities
- Elongated Water Saver Commodes
- Vikrell Tub with Tile Surround
- Undermount Lavatory Sinks

## 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
- 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
- Covered Lanai (per plan)

\*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 specifications 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.



M/I HOMES

Welcome to Better