Classic Series

Included Features - Lamorna Cove

Interior Standards

- 4,000 PSI Concrete Waterproofed Basements with Insulation
- · Radon Rough-In
- · Knock Down Ceilings
- · Can Lights in Kitchen & Hallways (per plan)
- 9' Ceilings on First Floor
- 50-Gallon High Efficiency Electric Water Heater
- Bryant Carrier® Gas Furnace 92% with 15 SEER A/C Unit
- Bryant Humidifier
- Pre-Wired for Garage Door Opener
- TechConnect Package (Elan Connected Home): Z-Wave Front Porch Switch, Connections to the Thermostat, Front Door Lock and Front Porch Light

Glamorous Kitchens

- · Formica® Laminate with Square Edge
- Decorative 42" Aristokraft® Cabinets
- Sterling® Stainless Steel Drop-In Sink with Badger 1/3 HP Garbage Disposal
- Moen® Single Handle Chrome Faucet with Side Sprayhose
- · G.E.® Electric Coil Top Range (White or Black)
- · G.E.® Dishwasher (White or Black)
- G.E.® Decorative Range Hood (White or Black)
- · Plumbing Line for Ice Maker

Exquisite Baths

- · Aristokraft® 35" Vanity Cabinets with Drawers
- Moen® Double Handle Lavatory with Chrome Faucet
- Solid Surface Vanity Tops w/White Undermount Sink
- Moen® Chrome Towel Bars and Toilet Paper Holders
- · 40" Mirrors (Per Plan)
- Sterling® Round Water Saving Commodes
- Sterling® Porcelain Pedestal Sink with Double Handle Lavatory Faucet in Powder Room

Flooring

- 3/8" 5-Pound Rebond Carpet Pad with Shaw® Carpet with Inherent Stain Resistance
- · Shaw® Benchmark Vinyl

Impressive and Detailed Exteriors

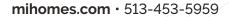
- Architecturally Designed Exterior Elevations to enhance Community Appeal
- CertainTeed Landmark Limited Lifetime Weathered Wood Dimensional Shingles
- Address Plaques
- 5" White Continuous Aluminum Gutters and Downspouts
- Conductor lines to tie into Downspouts
- Exquisite Brick Detail (Per Plan & Per Elevation)
- 4,500 PSI Concrete Driveways, Porches, and Sidewalks
- Vinyl Porch Ceilings

Landscaping

 Sod in Front and Sides to the Rear Corners of the Home, Seed and Straw in the Backyard, Gold Landscape Package

Features subject to change without notice.







M/I Homes

Features Included in Every M/I Home

Confidence in M/I's Quality Construction

- Engineered Roof Truss
- Floor Systems with 3/4" Subfloor, Glued and Nailed. Sanded & Screwed
- 16 O/C Load Bearing Interior Wall Construction
- Superior 2"x6" Exterior Wall Construction (In livable space only)
- · Tyvek® Wall Sheathing
- Kiln Dried Construction
- 7/16" OSB Roof Sheathing with H-clips
- · Concrete Driveway, Walkways, and Porches
- Exterior & Interior Wall Plates Screwed to Sub-Floor
- PEX-a Plumbing System
- Plumbing Line for Icemaker
- 200 AMP Electrical Service
- Engineered Drain Tile System and Zoeller 1/3 HP Sump Pump (Per Site)
- Safety Ground Fault Electric Circuits in all Baths, Garage, Kitchen and Exterior Outlets
- Drywall Nailed and Screwed
- Smoke Detectors and CO2 Detectors Hard-Wired with Battery Back-Up
- Schlage® Camelot Touchscreen Deadbolt in Brushed Nickel
- Silver Line/Plygem Series 2900 Single Hung, Vinyl Windows
- Free Slide Shelving Bedrooms

- Tight Mesh Shelving Pantry and Linen Closet
- Vent Fans in all Bathrooms
- · Raised panel garage door
- 2 Frost Resistant Water Spigots
- 2 Weatherproof Exterior Outlets (GFI)
- · 3x6 Deck

Peace of Mind Confidence Builder Program

- Whole Home Certified to Save You Money on Energy Costs
- 10-Year Transferable Structural Warranty
- State-Of-The-Art Design Center with Professionally Staffed Design Consultants
- Personal Construction Manager
- Buyer Builder Conference
- Pre-Drywall Conference
- New Home Orientation
- Homeowner Service After the Sale
- Measured Customer Satisfaction Program
- Quality Control Card, Quality Inspection Plaque & Guaranteed Completion of Pre-Settlement Items
- M/I Financial offers low, competitive rates

Energy Saving Features

- Superior 2"x6" Exterior Wall Construction with R-19 Fiberglass Batt Insulation, R-40 Fiberglass insulation for Flat Ceilings, R-38 Fiberglass Batt Insulation for any Sloped Ceilings, R-30 Fiberglass Batt Above Garage (If Area Above is Living Area), R-10 Fiberglass Batt in Basement
- ENERGY STAR® Qualified Therma-Tru Door painted with Sherwin Williams® Super Paint Exterior Satin
- Air Infiltration Package Plate Sealant & Window Foam Insulator
- Third Party Blower Door Testing, Duct Leakage Testing, Comprehensive Air Sealing, HVAC Heat Loss/Gain Analysis and HERS Rating Completed on Each Home to Ensure Maximum Energy Efficiency is Achieved
- ECOBEE Smart Thermostat Pro
- 4" Merv Furnace Filter

Features subject to change without notice.



