

# Oasis: Included Features

## WHOLE HOME FEATURES:

- 14 SEER Energy Star Rated High Efficiency Air Handler and Heat Pump Combination
- Programmable Thermostat
- MERV10 Return Air Filters
- R-38 Fiberglass Ceiling Insulation
- R-7 Block Wall Insulation (1st floor)
- R-13 Fiberglass Frame Wall Insulation (2nd floor per plan)
- 9/16" Roof Sheathing with Radiant Barrier Foil
- Air Barriers to Improve Energy Efficiency
- Carbon Monoxide/Smoke Detectors
- Low E Insulated Vinyl Windows
- LED Lighting Package
- AO Smith Quick Recovery Electric Water Heater (per plan)
- HERS Rating

## THOUGHTFULLY PLANNED INTERIORS AND EXTERIORS:

- 20" Ceramic Tile Foyer, Kitchen, All Baths and Utility Room-
- Wide Selection of Carpet
- 3/8" FHA 6lb Carpet Pad
- 3 1/4" Colonial Trim Baseboards
- Garage Coach Lights (2) Switched at Front Door (per plan)
- Custom Preselect Lighting Package
- Décora Light Switches
- Ceiling Fan Pre-Wires per Bedrooms, Family Room & Bonus (per plan)
- R6 Quad-Shield Cabled TV Outlets in all Bedroom, Family Room and Bonus (per plan)
- CAT 5 Cabled Telephone Outlets per plan (2)
- 1/2" HP Garage Door Opener on 2-Car Garage
- Pre-Wire for Garage Door Opener on 3rd Car Garage (per plan)
- Textured Spanish Lace Ceilings
- Textured Orange Peel Walls
- Wood Blocking for Drapery Brackets Around Windows
- Marble Window Sills
- Painted Two Panel Pre Hung Doors (per plan)
- Schlage Dexter Seville Series Lever Handles on Interior Doors (Satin Nickel)
- Schlage Dexter Paris Handleset & Deadbolt on Front Door Only (Satin Nickel)
- Fiberglass Insulated Inswing Thermatru Entry Doors (per plan)
- Brick Paver Driveways

- Ventilated Vinyl-Coated Steel Shelving in Closets
- Automatic Sprinkler System with Zoned Timer (per county code)
- Mailbox per Community (per postal requirements)
- "Uponor" Pex Plumbing System
- Sherwin Williams FlexLox Exterior Paint
- Epoxy Coated Garage Floor with Flecks
- Professionally Designed Landscape Package

## DREAM KITCHEN AND BATH:

- Timberlake 42" Wood Flat Panel Upper Cabinets in Kitchen
- GE Vented Microwave (Stainless)
- GE Dishwasher (Stainless)
- GE Smooth Top Range (Stainless)
- 1/2 HP Disposal
- Granite Kitchen & Bath Countertops (Level 1)
- Double Bowl Stainless-Steel Undermount Kitchen Sink
- Ice Maker Line
- Recess Lighting Package in Kitchen
- Moen Plumbing Fixtures
- Wood Flat Panel Cabinets in Master & Hall Baths
- Raised Vanities in Bath
- Mirror Over All Bath Vanities
- Elongated Water Saver Commodes
- Vitrell Tub with Tile Surround
- Undermount Lavatory sinks

## STRUCTURAL & MECHANICAL INTEGRITY:

- Architecturally Designed Exteriors with Coordinated Color Schemes
- Dimensional 30 Year Fungus Resistant Tile 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)

## PEACE OF MIND CONFIDENCE BUILDER PROGRAM

- 15-Year Transferable Structural Warranty for Your Peace of Mind and Added Resale Value.
- Home Builder's Limited Warranty & Manufacturer's Warranties
- Pre-Construction Meeting with Your Personal Construction Supervisor
- Pre-Drywall Walkthrough
- 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.

## M/I HOMES DESIGN CENTER

- Stylesmart Design Center
- Meet with your Personal Design Consultant



M/I HOMES

Welcome to Better

\*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. Abamunity and area information is deemed reliable, but is not guarantee. See New Home Consultant for details.