

McKenzie Park



Md HOMES

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- Homesite
- In Contract
- Closed
- Quick Move-In Home
- Reserved
- Other

Md Homes is a quality homes company. Homes are located in Austin, TX; Columbus, OH; Indianapolis, IN; Charlotte, NC; Tampa, FL; Dallas, TX; Houston, TX; and Washington, D.C. Area map is for informational purposes only. Please do not scale a map by any means. See New Home Communities or details.



McKenzie Park

Community Information

Emergency Numbers

Emergency - 911

Sheriff's Dept (Non-Emergency)
713-221-6000

Poison Control
800-POISON-1

Harris Co. Constable Precinct 4
(281) 376-3472

Flood Control
(713) 684-4130

Road Maintenance
(281) 353-8424

Animal Control
(281) 999-3191

METROVan
(713) 224-7433

Harris Co. Toll Road (EZ Tag)
(281) 875-3279

Utilities

CenterPoint Energy
(800) 427-7142 • centerpointenergy.com

Encanto Real Utility District
(281) 376-8802 • wdmtexas.com

Hospitals

Memorial Herman Hospital
(281) 364-2300

St. Luke's Hospital
(936) 266-2000

Tomball Hospital
(281) 401-7500

Houston Methodist Hospital TW
(713) 790-3333

Texas Children's Hospital TW
(936) 267-5000

Helpful Links

www.mckenzieparkliving.com

www.thewoodlandstowship-tx.gov

Schools

Northampton Elementary • Pre K - 5th
832-484-5550 • 6404 Root Road

Hildebrandt Intermediate School • 6th - 8th
832-249-5100 • 22800 Hildebrandt Road

Klein Collins High School • 9th - 12th
832-484-5500 • 20811 Ella Boulevard

Tax Information & HOA

Homeowners Annual Dues: \$2,433

Capitalization Fee: \$2,433

Transfer Fee: \$469

Lead Management
Homeowners' Association: (281) 857-6027

Total Tax Rate: 3.238075*

*Tax rate before exemptions. All tax rates should be independently verified.



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Subject to change without notice. Edited on 10-22-19.

M/I builds quality homes in Columbus/Cincinnati, OH; Indianapolis, IN; Chicago, IL; Charlotte/Raleigh, NC; Tampa/Orlando, FL; Houston/San Antonio/Austin, TX; and Washington, D.C. All community and area information is deemed reliable, but is not guaranteed. See New Home Consultant for details.

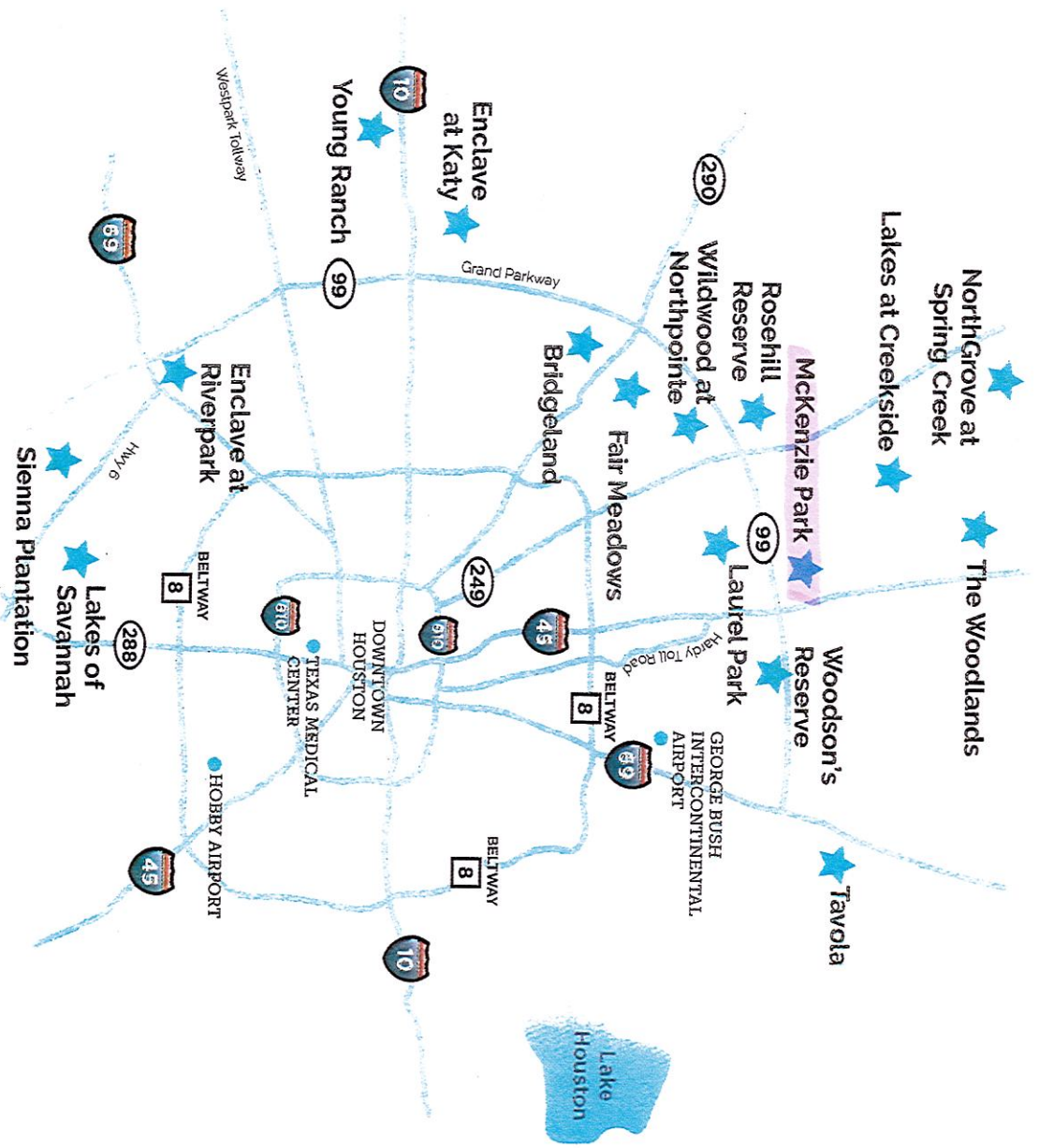


M/I HOMES

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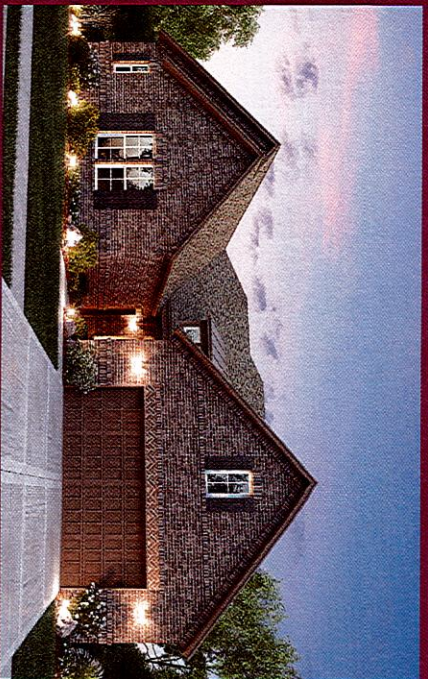
Community Locations:

Houston, TX



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Bocca Grande



Elevation A



Elevation B - Shown with Optional Stone

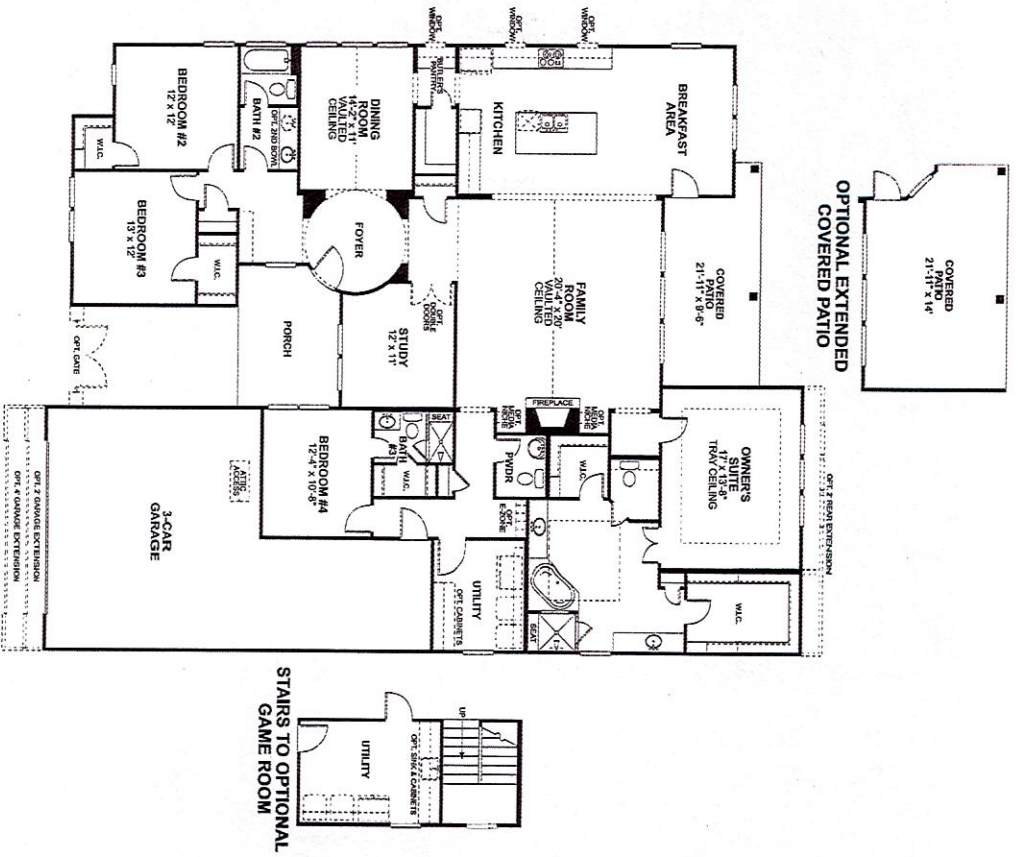


Elevation C

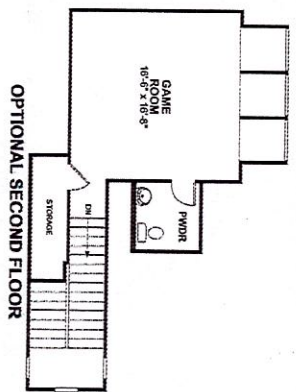
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M/I HOMES
Move Up

First Floor



Second Floor



Because we are constantly improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustration purpose only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate and calculated from inside of partition. HOUSTON - BOCA GRANDE 12/22/2016 TEMP

Boca Grande



INCLUDED COMMUNITY FEATURES



McKenzie Park 80s

	Manufacturer	Model #	Description
Appliances			
Layout			Built-In
Cooktop	GE®	JGP5036SLSS	Stainless Steel 36" 5-Burner Gas Cooktop
Microwave	GE®	PEB7227ANDD	Gray 2.2cu Microwave
Microwave Trim Kit	GE®	JX7230SLSS	Stainless Steel 30" Trim Kit
Oven	GE®	JTS3000SNSS	Stainless Steel 30" Electric Oven
Dishwasher	GE®	GDF510PSMSS	Stainless Steel Dishwasher w/ Front Controls
Vent Hood			Traditional or Contemporary Cabinet w/ Trim
Vent Insert	Broan®	PM250	Vented Outside
Appliances, Casita Kitchenette (if optional)			
Layout			Free-Standing Range w/ Microhood
Range	GE®	JGB635REKSS	Stainless Steel 30" Free-Standing Gas Range
Microhood	GE®	JVM6172SKSS	Stainless Steel 1.7cu Microwave w/ Vent (to outside)
Dishwasher	GE®	GDF510PSMSS	Stainless Steel Dishwasher w/ Front Controls
Refrigerator	GE®	GTS18GSHSS	Stainless Steel 17.5cu Top-Freezer Refrigerator
Backsplash			
Kitchen			Ceramic Tile, Level 1, Straight or Diagonal
Butler's Pantry (if applicable, per plan)			Ceramic Tile, Level 1, Straight or Diagonal
Bath Vanities			4' To Match Countertop
Wet Bar (if applicable)			4' To Match Countertop
Other Non-Wet Areas w/ Countertops (if applicable)			None
Utility Room w/ Sink (if applicable)			4' To Match Countertop
Brick			
Brick	Master Brick® or Acme®		Level 1
Locations			Locations per Plan / Elevation (per community)
Address Plaque			Masonry at Front Door, Opposite Side of Garage, 60" Above Finished Floor
Mortar Color			Gray
Joints			Tooled
Cabinets			
Cabinets	Woodmont®		Whole Home
Cabinets	J-Kraft®		Whole Home
Cabinet Species			Beech (stained) or MDF (painted)
Stained Door Styles & Colors			American (Flat Panel J-Edge-4 colors) or Shaker (Flat Panel-3 colors)
Painted Door Styles & Colors			Studmont (Shaker Flat Panel-4 colors) or Rockdale (Raised Panel-5 colors)
Drawer Guides			Full Extension
Toe Kicks			Furniture Style
Kitchen			42" Uppers w/ 4-1/4" Crown Moulding, Active Corners, Light Rail
Kitchen Island (if applicable, per plan)			Sides, Sheetrock or Skins (per plan) and Back, Sheetrock
Owner's Bath Vanity (per plan)			34-1/2", No Drawer Banks (per plan)
Secondary Bath(s) Vanity (per plan)			34-1/2", Includes Drawer Banks, if applicable (per plan)
Utility Upper Cabinet			(1) 30" Upper Cabinet (42" tall, match kitchen)
Butler's Pantry (if applicable, per plan)			To Match Kitchen
Shoe Mould (Kitchen and Owner's Bath)			To Match Cabinets
Ceiling Fans			
Family Room	Old Jacksonville®		Classic Brushed Nickel w/ Walnut Blades & Light Kit
Owner's Suite	Old Jacksonville®		Classic Brushed Nickel w/ Walnut Blades & Light Kit
Game Room (if applicable)	Old Jacksonville®		Classic Brushed Nickel w/ Walnut Blades & Light Kit
Covered Rear Patio (if applicable)	Kichler®	Basics 401NI	Patio 52" Brushed Nickel w/ Brown Blades (No Light Kit)
Cornice			
Frieze Nailer			2x4 Utility
Look-Outs			2x4 Utility
Subfascia			2x4 Utility
Soffits	James Hardie®		Hardie Perf On All Horizontal Soffit 12" or Wider
Porch / Patio Ceilings	James Hardie®		Hardie Panel w/ Vinyl H-Mould
Fascia	James Hardie®		5-1/2x7/16" Hardie Trim, Rustic
Brick Frieze	James Hardie®		4x7/16" Hardie Trim, Rustic
Frieze at Siding	James Hardie®		4x7/16" Hardie Trim, Rustic
Siding	James Hardie®		8-1/4x5/16" Hardie, Cedarmill
Trim	James Hardie®		4x7/16" Hardie Trim, Rustic
Garage Door Trimmer	James Hardie®		3/4" Hardie
Wrought Iron Accents (per plan)			
Window Flashing			2-1/2" Z Flashing
Flashing at Raikes			6" J Flashing
Flashing on Horizontal Surfaces			5" L Flashing
Flashing at Bricked Areas			12" J Flashing
Countertops			
Kitchen			3cm Granite, Level 1, Choice of Straight, Bullnose or Waterfall Edge
Butler's Pantry (if applicable, per plan)			3cm Granite, Level 1, Choice of Straight, Bullnose or Waterfall Edge
Owner's Bath Vanity			Cultured Marble w/ Straight Edge, Matte Finish, White
Owner's Bath Vanity			4' Backsplash to Match Countertop, Countertop Width
Owner's Bath Vanity			Wave Rectangular Bowl
Owner's Bath Pony Wall Cap			Ceramic Tile, Level 1
Secondary Vanity			Cultured Marble w/ Straight Edge, Matte Finish, White
Secondary Vanity			4' Backsplash to Match Countertop
Secondary Vanity			Wave Rectangular Bowl
Secondary Bath(s) Pony Wall Cap (if applicable)			Ceramic Tile, Level 1
Other Cabinets Requiring Countertops (Kitchen / Utility, if applicable)			3cm Granite, Level 1, Choice of Straight, Bullnose or Waterfall Edge

INCLUDED COMMUNITY FEATURES



McKenzie Park 80s

	Manufacturer	Model #	Description
Countertops (Continued)			
Other Cabinets Requiring Countertops (Non-Wet Areas, if applicable)			Wood, Color to Match Cabinets, Straight Edge
Design Gallery			
(2) 3-Hour and (1) 2-Hour Sign-Off Design Appointment			Guided by a Professional Designer
1.5-Hour Electrical / Low Voltage Appointment			Guided by an Electrician Representative
Drywall			
Walls & Ceiling			1/2"
Garage Common Wall			5/8" Firerock
Approved Manufacturers			National Gypsum, Georgia Pacific, Temple-Inland, USG
Drywall Corners			Square
Window Reveals			Square
Drywall Finish, Conditioned Space			Medium Monterrey, Ceilings & Walls
Drywall Finish, Garage			Tape, Float, Paint
Bath Wet Areas	James Hardie®		HardieBacker
Electrical			
Per 2014 National Electric Code			
Block & Wire for Ceiling Fans			All Bedrooms, Family and If applicable, Media, Game, Study, and Covered Rear Patio
Feeds			Copper (furnace, water heater, etc.)
Panel Location			Interior of Exterior Garage Wall, Minimum 150 Amp
Pre-Wire for 110V Outlet at Range / Cooktop			
Pre-Wire for 220V Outlet at Oven			
Smoke Detectors w/ CO Detector	First Alert®		Hard-Wired in Sequence w/ Battery Back-up (location and qty. per municipality code)
Switches			Paddle Style, White
Switch for Attic Access in Conditioned Space			8" Below Ceiling within Reach of Pull-Down Stairs
Underground Wiring			Aluminum in Conduit
Utility Room Dryer Connection			220V (Electric) Outlet
Weatherproof Outlets			(1) Front, (1) Rear, (1) at A/C Pad
Wire Exhaust Fans			Utility Room and All Bath Areas
Front Doorbell			Smart Camera, See Low Voltage
Wiring			Minimum 14 Gauge Copper
Dual USB Outlet			(1) Kitchen
Humidity Control Switch			Full Bath(s) and Utility
Undercabinet Lighting			Kitchen and Butler's Pantry (if applicable)
Engineering			
Foundation Design			Address Specific by Independent PE
Framing Design			Address Specific by Independent PE
Floor System Design			Independent Firm (per plan)
Exterior Doors			
Front Entry - 3'0" x 8'0" Door (per plan)			6-Panel Mahogany, 4 Colors
Front Entry - 3'6" x 8'0" Door (per plan)			6-Panel Mahogany, 4 Colors
Garage Entry			Solid Core, Choice of 2 Styles w/ Spring Hinge (per plan)
Rear Entry			Fiberglass Full Lite
Door Heights			Per Community
Exterior Paint			
Exterior Top Coat	PPG®	Aquaglean®	Satin
Caulk	Top Gun®		50-Year
Primer, Wood	PPG®	MK2108	
Primer, Fiber Cement Siding	PPG®	1st Coat®	100% Acrylic Exterior Primer
Primer, Brick Lintels	PPG®		Red Oxide Primer
3-Color Exterior Color Scheme			Siding / Doors, Trim, Shutters / Accents (per plan)
Stucco Top Coat	PPG®	UC-94080	Elastomeric Coating
Roof Jacks	PPG®		Coco Brown
Flashing	PPG®		Coco Brown
Stain	PPG®		Choice of 7 Colors
Fireplace			
Fireplace (see plan for size, if 42")	Heatilator®	NDV4842I	42" Direct Vent w/ Gas Logs and Glass Panel Set on Floor
Fireplace Surround			
Surround w/o Hearth			Ceramic Tile, Level 1, Minimum 24" Out and 12" on Either Side. Straight or Diagonal
Flatwork			
Concrete			3,000psi
Finish			Broom w/ Picture Frame
Lead Walk to Driveway			4' Wide
Lead Walk to Street & Driveway			4' Wide
Rear Patio			10'x10' (n/a w/ covered rear patio)
Black Joint Where Driveway Meets Garage			
Drop Driveway 1/2" at Garage			
Floor Coverings			
Entry, Extended Entry, Garage Entry			Ceramic Tile, Level 1
Kitchen, Breakfast, Utility, All Bath(s)			Ceramic Tile, Level 1
Family			Ceramic Tile, Level 1
Underlayment (if necessary)	James Hardie®	Hardie Backer®	1/4"
All Other Interior Areas			Carpet, Level 1
Carpet Pad			3/8", 5 lb.
Foundation			
Post Tension Slab Foundation			3,000psi Concrete

INCLUDED COMMUNITY FEATURES



McKenzie Park 80s

	Manufacturer	Model #	Description
Foundation (Continued)			
Vapor Barrier			6-mil Poly
Mud Sill Anchors			
Front Porch Finish (non-Mediterranean elevations)			Brick (to match home)
Front Porch Finish (Mediterranean elevations)			Light Broom
Rear Covered Patio Finish (if applicable)			Light Broom
Framing			
Sole Plate			#3 Yellow Pine Treated
Sill Seal Under Bottom Plate at Exterior Walls			
Interior Wall Studs Spaced 16" On Center			
Exterior Wall Studs Spaced 16" On Center			
Floor System			Engineered I-Joist or 2x12 (per plan)
Sub-Floor	LP®	Top-Notch®	3/4" Tongue & Groove. Glued & Screwed
Ceiling Joist and Rafters			#2 Yellow Pine
Hurricane Clips & Straps (per community)			
Front Porch Walls			
Material			Siding, Brick, Stone or Stucco (to match home, per plan / elevation)
Garage Door			
Garage Door	Windsor®	730	Ranch, Steel
Garage Door Size			8x7, 9x7 or 16x7 (size and quantity per plan)
Garage Door Opener	Liftmaster®	1355	1/2-HP Chain w/ (2) Transmitters (per door count)
Hardware			
Hardware			Turnkey
Front Door Knob (interior)	Schlage®	Bowery	Knob (match package)
Front Door Handle Set	Schlage®	Addison	Satin Nickel
Front Door Dead Bolt	Schlage®	Connect-BE469ZP	Connect Deadbolt w/ Century Trim. (match package)
Door Knob Style / Finish	Schlage®	Seville	Lever, Satin Nickel
Deadbolt(s)	Schlage®		Rear Door (match package)
Keyed Locks	Schlage®	Seville	Lever, Garage Entry and Attic Access (if applicable, match package)
Rear Door(s) Keyed Lock	Schlage®	Bowery	Knob (match package)
Passage Knobs	Schlage®	Seville	Lever, Secondary Bedrooms, Closets (single-door only) and Storage (match package)
Privacy Knobs	Schlage®	Seville	Lever, Owner's Suite and All Baths (match package)
Dummy Knobs	Schlage®	Seville	Lever, Study (1-set, if applicable) and any Double Door Unit (match package)
Hinges			Paint Grade, Painted to Match Trim
Flex Stop Door Bumps		TAY4671	Finish to Match Door Hardware
Hinge Stops (if needed)		TAY4614	Finish to Match Door Hardware
Wardrobe Hooks			(2) at Drop Zone (if applicable)
Towel Bar (1 per full bath)	Moen®	YB8094CH	24" Mason, Chrome, 54" Above Finished Floor (YB8000CH Req.)
Towel Ring (1 per vanity)	Moen®	YB8086CH	Mason, Chrome, 24" Above Countertop
Paper Holder (1 per commode)	Moen®	YB8099CH	Mason, Chrome, 23" Above Finished Floor, 36" From Corner (YB8000CH Req.)
HVAC			
HVAC	Carrier®		16 SEER, Zoned Systems (or equivalent)
Furnace			80% Annual Fuel Utilization Efficiency
Programmable Thermostat	Honeywell®	TH8321WF1001	Touch Controls and Wi-Fi Enabled
Copper Install Immediately Before Drywall			
Copper Box w/ Cover			All Copper Lines at Wall Penetrations
Deck HVAC Platform (per plan)			
Fresh Air Intake			
R-6 Ductwork			
Plastic Supply Grilles w/ Damper Capability			
UL181 Mastic			All Duct Connections and Joints
Jump Ducts or Return Air Ducts			All Living Areas
In-Line Filter Rack at Plenum	Honeywell®	F-100	Media Filter, MERV-10
Supply Run to Owner's Closet(s)			
Dryer Vent			(1) per Utility Room
Exhaust Fans	Broan®	784	80 cfm, All Baths and Utility Room
Primary Drain			Connected to Coil and Located in Approved Location
Secondary Drain			Located Over a Window or per Municipality Code
Vent Hood or Microwave			Vented to the Exterior
Inspections			
Pre-Pour Inspection			Independent Third Party Inspector
Pour Monitor			Independent Third Party Inspector
Elevation Shots			Taken of Four Corners at Form Set (per community)
Stucco Inspection (if applicable)			Independent Third Party Inspector
Frame Inspection			Independent Third Party Inspector
Plumbing Rough-In Inspection			Independent Third Party Inspector
Electrical Rough-In Inspection			Independent Third Party Inspector
HVAC System Inspection			Independent Third Party Inspector
Blocking and Insulation Inspection			Independent Third Party Inspector
Energy Inspection			Independent Third Party Inspector
Thermographic Inspection			Independent Third Party Inspector
Final Inspection			Independent Third Party Inspector
Insulation			
Exterior 2x4 Walls			R-15 Blown Fiberglass Blanket System
Exterior 2x6 Walls			R-21 Blown Fiberglass Blanket System
Attic Knee Walls			R-15 Blown Fiberglass Blanket System
Ceilings, Flat, Open Attic			R-38 Loose Fill Fiberglass or Cellulose

INCLUDED COMMUNITY FEATURES

McKenzie Park 80s



	Manufacturer	Model #	Description
Insulation (Continued)			
Ceilings, Flat, Closed Attic			R-38 Fiberglass Open Faced Batt
Stoped Ceilings			R-22 Fiberglass Open Faced Batt
Garage Ceilings (Conditions Areas Only)			R-19 Fiberglass Open Faced Batt
Phase II Polyseal			Plate Connections, Penetrations & Ceiling Connections
Media Room Interior Walls (if applicable)			R-15 Blown Fiberglass Blanket System
Interior Trim			
Baseboards			5-1/4" Throughout Whole Home Pre-Primed MDF
Baseboards Wet Areas			5-1/4" Pre-Primed MDF
Door Casing			3-1/2" Throughout Whole Home, Yellow Pine
Owner's Bath Mirror, Trim Out (N/A on 500)			Picture Frame, 1x4 Yellow Pine, Painted, Width of Vanity, 42" Tall Above Backsplash (start 2" above)
Powder Bath(s) Mirror, Trim Out (N/A on 500)			Picture Frame, 1x4 Yellow Pine, Painted, 28x30" (start 2" above pedestal)
Secondary Bath(s) Mirror, Trim Out			Picture Frame, 1x4 Yellow Pine, Painted, Width of Vanity, 42" Tall Above Backsplash (start 2" above)
Window Stool			1x6 or 1x8 Finger Joint Pine w/ Casing for Apron for All Non-"High" Windows
Plant Ledge			Casing Only if not Visible from Second Floor
Plant Ledge			Capped with MDF and Trimmed w/ Casing if Visible from Second Floor
Pantry Shelving, 8' Ceiling			(5) 1x16 MDF
Pantry Shelving, 9' Ceiling			(5) 1x16 and (1) 1x12 MDF
Pantry Shelving, 10' Ceiling			(5) 1x16 and (2) 1x12 MDF
Other Shelving			1x12 or 1x16 MDF (per plan)
Closet Rod			1-5/16" Yellow Pine 233 Full Round
Closet Shelf Location(s)			High Rod(s), only (middle and low rods do not get shelves)
Shelf Support w/ Rod			Solar 4601, White
Shelf Support w/o Rod			Z3167
Shoe Mould			3/4" Quarter Round w/ Optional Wood Floors Only (supplied by flooring company)
Fireplace Mantel (if applicable)			Traditional or Box Style (paint or stain grade), 71" or 77" (per plan)
Interior Doors			Choice of 2 Styles
Door Heights			Per Community
Study (if applicable)			Doors are Optional, Sheetrocked Opening
Media Room (if applicable)			Doors are Optional, Sheetrocked Opening
Interior Attic Access (per plan)			Solid Core, To Match Interior Style, Smooth (flush if cut-down)
Attic Access	Memphis Stair®	Imperial	30x54 or 30x60 (only w/ stairs in garage and 10' plate), Thermoguard, Fireguard 350#
Trim Attic Access w/ Casing			Match Door Casing
Interior Trim, Stairs (if applicable)			
Stair Profile			Waterfall
Open Rail Locations			Stairs Only
Stain Grade Stair Parts			Interior Stain Color
Caps/Risers/Skirt/Kick			Paint Grade MDF
Newel Post			Square 3-1/2", Oak
Baluster			California - Square (white) or Ohio (No Accent) / Texas (Accent) Metal Square (satin black or ash grey)
Wall Rail			Oak
Wall Rail Brackets			Satin Nickel
Interior Paint			
Interior Top Coat	PPG®	Performance	Flat
Caulk	Top Gun®		50-Year
2-Color Interior Color Scheme			Ceiling / Walls, Trim
Sheetrock	PPG®	15-172/O5	Builders Spec Pro, Flat
Interior Trim Primed	PPG®	17-9517/O5	Seal Grip 1 Latex Wood Undercoater
Interior Trim Painted	PPG®	NM5	Speedhide Interior, Gloss Latex
Interior Stain	PPG®		Choice of 7 Colors
Landscaping			
Sod			Full Yard
Landscaping Package / Trees			Per Community Requirements
Irrigation System w/ Rain Sensor			Full Yard
Gutters			Front
Fence			1x6x6, 3-Rail Cedar, Good Neighbor w/ Two Gates (unless otherwise noted by community)
Lighting			
Interior Package	Seagull®		Emmons & Holman Collection, Brushed Nickel
Coach Light(s) - Front	Seagull®	84531EN3-12	Kent, Black, Frosted Glass, (3) One-Light Wall Lantern
Coach Light - Opt, 3rd-Car Garage (if applicable)	Seagull®	84531EN3-12	Kent, Black, Frosted Glass, (1) at Optional 3rd-Car Street Facing Garage (if applicable)
Coach Light - Rear (n/a w/ covered rear patio)	Seagull®	8550001-12	Outdoor Wall, Black, (1) at Rear Door (per plan, n/a w/ covered rear patio)
Covered Rear Patio (if applicable)			6" LED Trim Lights (qty, per plan)
Entry < 18' (per plan)	Seagull®		Small Hanging Fixture (match package)
Entry > 18' (per plan)	Seagull®		Large Hanging Fixture (match package)
Family Room			Ceiling Fan w/ Light Kit (See Ceiling Fans)
Dining Room (if applicable)	Seagull®		Hanging Fixture (match package)
Owner's Suite			Ceiling Fan w/ Light Kit (See Ceiling Fans)
Secondary Bedrooms	Seagull®		Flush Mount w/ LED Bulbs (match package)
Powder Bath (if applicable)	Seagull®		2-Light Wall Mount w/ LED Bulbs (match package)
Vanity Cabinet < 48", unless split by window	Seagull®		(1) 3-Light Wall Mount w/ LED Bulbs (match package)
Vanity Cabinet > 48", unless split by window	Seagull®		(1) 4-Light Wall Mount w/ LED bulbs (match package)
Game Room (if applicable)			Ceiling Fan w/ Light Kit (See Ceiling Fans)
Media Room (if applicable)			(4) 6" LED Trim Lights
Study (if applicable)			6" LED Trim Lights (qty, per plan)
Stairwell (if applicable, per plan)			Combination of Large Hanging (match package) and/or 6" LED Trim Lights (qty, per plan)
All Other Interior Areas			6" LED Trim Lights (qty, per plan)
Garage Fixture(s)			1x4 Fluorescent (qty, per plan)
Attic			Keyless w/ Incandescent

INCLUDED COMMUNITY FEATURES



McKenzie Park 80s

	Manufacturer	Model #	Description
Low Voltage			
Data TV			(1) Home Run (outside), (1) Living Room, (1) Next to Chime, (1) Security Panel, (2) Future Cameras Loc.
Pull Tube			(1) Home Run (outside), (1) Living Room
Door Camera	Clare Controls®	CVP-B2DB50-ODIW	(1) 1" Petroflex Outside to Closet Clare Video Doorbell (front door)
Control Hub	Clare Controls®	CLIQ-MOSM-10	CLIQ.mini Smart Home Control Hub (next to chime, central location)
Security Panel	Clare Controls®	RE6100P	Helix Wireless Security Panel (12' from low voltage enclosure)
Structured Wiring Can			16" (next to ceiling, small closet)
Surge Protector			(1) (next to panel)
Control Switch	Clare Controls®	CL-MNS-X-10	(1) ClareVue Lighting Master Neutral Switch (front door, entry light)
Door Sensor	Clare Controls®	RE622	(2) Micro Door/Window Sensor (front entry and rear entry doors)
Mirrors & Shower Glass			
Owner's Bath, 34" Tall Mirror per Vanity			Inside 1x4 Trim Picture Frame (see interior trim)
Secondary Bath(s), 34" Tall Mirror per Vanity			Inside 1x4 Trim Picture Frame (see interior trim)
Powder Bath(s)			42" Tall Rectangular Mirror
Powder Bath(s)			Inside 1x4 Trim Picture Frame (see interior trim)
Shower Glass, Owner's Bath			
Semi-Frameless Shower Enclosure	Luxury Baths®	Spartan Plus	1/4" Clear Glass w/ Chrome Hardware, 72"
Shower Glass, Secondary Bath(s), if applicable			
Semi-Frameless Shower Enclosure	Luxury Baths®	Spartan Plus	1/4" Clear Glass w/ Chrome Hardware, 72"
Pest Control			
Built-In Pest Control System	HomeTeam®	Taexx®	
BoraCare Wood Termite Pre-Treatment	HomeTeam®		
Plumbing			
Solid Core Schedule 40 PVC			Below Slab
Loop Main Water Supply			Through Slab
Plumbing Stacks			Run to Back or Sides of Home, NOT Front Elevation
Plumbing System	Zurn®	PEX®	
Gas Lines			Range, Furnace and Water Heater
Gas Lines			Cooktop, Furnace, Fireplace and Water Heater
Gas Water Heater	AO Smith®		.62 EF, Rapid Recovery
Water Heaters(s)			Located in Attic (per plan)
2 to 3 Baths	AO Smith®	GCR-50	(1) 50-Gallon
3.5+ Baths	AO Smith®	GCR-50	(2) 50-Gallon
Hose Bibs (location per plan)			(2)
Dishwasher Hook-Up			
Garbage Disposal	Badger 1®		1/3-HP
Ice Maker Connection for Refrigerator			
Secure Tub to Framing w/ Screws			
Shower Head Stub-Out			80" Above Finished Floor (unless otherwise specified)
Utility Room Clean-Out			Capped w/ Chrome Plate
Commodies			Elongated, Whole Home, White
Plumbing, Kitchen			
Sink			10" Undermount, Stainless Steel (single-basin, 50/50 split or 60/40 split)
Faucet	Moen®	7594C	Arbor, Chrome, Pullout
Plumbing, Owner's Bath			
Tub (per plan)	Royal Bath®		Drop-In Oval Imperial V, White (if drop-in does not fit, acrylic 42x60 or sabine corner)
Corner Tub (if applicable)	Royal Bath®		Acrylic, Sabine Corner, White (if applicable)
Shower Base			Mud Set, Ceramic Tile, Level 1
Vanity Faucet	Moen®	T6142 + 9000	Gibson, Chrome, 8" Widespread
Roman Tub Faucet	Moen®	T981 + 4792	Gibson, Chrome, 10" Spread
Tub Drain / Overflow Kit	Moen®	T90331	Chrome
Shower Faucet	Moen®	T2902EP + 2510	Gibson, Chrome
Shower Drain Cover			Chrome
Plumbing, Secondary Bath(s)			
Tub	Sterling®	71041110	Vikrell, Performa® 60x29, White
Shower Pan	Florestone®		Acrylic, White (size per plan)
Vanity Faucet	Moen®	6150	Gibson, Chrome, 4" Centerset
Tub / Shower Faucet (if applicable)	Moen®	T2903EP + 2510	Gibson, Chrome
Tub Drain / Overflow Kit (if applicable)	Moen®	T90331	Chrome
Shower Faucet (if applicable)	Moen®	T2902EP + 2510	Gibson, Chrome
Shower Drain Cover (if applicable)			Chrome
Plumbing, Powder Bath (if applicable)			
Pedestal Sink	Vortens® or Mansfield®	Velezza or Barrett	Pedestal Sink
Vanity Faucet	Moen®	T6142 + 9000	Gibson, Chrome, 8" Widespread
Plumbing, Wet Bar / Utility (if applicable)			
Sink			7" Undermount, Stainless Steel (single-basin)
Faucet	Moen®	4904	Chateau, Chrome, One-Handle High Arc
Roofing			
Shingles			Limited Lifetime, Class A Fire Rated, Laminated, Architectural AR Shingles (no staples)
Shingle Color			Weatherwood
Felt			15#
Ridge Vents (per plan)			
Air Hawks			Low Profile
Self-Sealing Valley Flashing			
5/8" Metal Drip Edge, Profile-DL			
Metal Roof (if applicable / optional) Color			Aged Bronze (default) or Dark Bronze

INCLUDED COMMUNITY FEATURES



McKenzie Park 80s

	Manufacturer	Model #	Description
Roofing (Continued)			
Counter Flashing Cut in Masonry			
Radiant Barrier Roof Deck	LP®	Tech Shield®	
Sheathing			
Per Windstorm Plan			
Sheathing, Front & Rear			Red Structural Grade ThermoPly
Sheathing, Sides			Green Structural Grade ThermoPly
Attic Hot Walls			1/8" Green Structural Grade ThermoPly
Stone (per plan / elevation)			
Mortar Color			Gray, Almond or White (blanco stone only)
Stucco (per plan / elevation)			
Stucco (per plan)			3-Coat System (scratch, brown and finish), 3/4" Thick (per plan)
Finish			#4 Sand
Felt Paper Backed Metal Lath (per plan)			
Weep Scribed at Bottom Course (per plan)			
Sheathing (per plan)			OSB, Stucco Locations Only
Homewrap (per plan)	Weathermate Plus®		Stucco Locations Only
Tub / Shower Surrounds			
Tub / Shower Surrounds, Owner's Bath			
Tub Surround			Ceramic Tile, Level 1
Tub Surround Height			To Match Countertop
Tub Window Sill			Tile if Below 18" from Tub Deck, Sheetrock if Above 18" from Tub Deck
Tub Skirt			Ceramic Tile, Level 1
Tub Deck			Ceramic Tile, Level 1 (part of tub if drop-in does not fit)
Shower Surround			Ceramic Tile, Level 1
Shower Surround Height			8 1/2" Above Finished Floor
Shower Soap Dish			Matching Tile Cut on Diagonal in Corner
Shower Seat (if applicable)			Ceramic Tile, Level 1
Tub / Shower Surrounds, Secondary Bath(s)			
Tub/Shower Surround			Ceramic Tile, Level 1
Tub/Shower Surround Height			8 1/2" Above Finished Floor
Shower Soap Dish			Matching Tile Cut on Diagonal in Corner
Shower Seat (if applicable)			Ceramic Tile, Level 1
Water Filtration (Kitchen Sink only)			
Water Filter	Kinetico®	A200	Ultra Filtration 3 Stage System
Spigot	Kinetico®	A200	Spigot, Chrome
Windows			
Window Construction	Ply Gem®		1110 Series, Vinyl Frame w/ LoE ^{SC} Glass; Block & Tackle Balance; Tilt-in Sash
Protective Window Wrap During Construction			
Screens on Operable Windows			Cam & Keeper Locks
Owner's Bath			Fixed Clear Glass at Tub Window(s) (per plan)
Operable Glass			All Bedroom, Study (w/ closets, if applicable) and Media (w/ closets, if applicable) Egress Windows
Fixed Glass			All Other Non-Egress Windows (may include some windows in Bedrooms, Study or Media: e.g. 2x2)
Window Frame Color			Clay
Window Grill Location			Match Front Window Pattern if in Same Room
Window Grill Pattern			Traditional and Mediterranean Elevations - 4-over-4; Hill County and Craftsman Elevations - 4-over-1
Windows in Attic Spaces			Obscured
Window Frame Color			Clay
Window Grill Location			Match Front Window Pattern if in Same Room
Window Grill Pattern			Traditional and Mediterranean Elevations - 4-over-4; Hill County and Craftsman Elevations - 4-over-1
Windows in Attic Spaces			Obscured

INCLUDED COMMUNITY FEATURES

McKenzie Park 80s



Manufacturer	Model #	Description
Community Specific: In Addition To, Removes or Replaces Above Features (see price sheet for additional included / optional features)		
Exterior Doors		
Front Door Height		8' (if applicable, 6' 8" if plan/elevation does not accept 8')
Interior Doors		
Interior Door Height (< 9' Plate Height)		6' 8" (includes garage and rear entry)
Interior Door Height (> 10' Plate Height)		8' 1st Floor (includes garage and rear entry), 6' 8" 2nd Floor
Exterior Materials		
Exterior Masonry Locations		Front, Sides (not over roof lines) and Rear (not over roof lines)
Exterior Masonry Materials		Front (per plan), Sides (brick, siding over roof lines) and Rear (brick, siding over roof lines)
Flatwork		
Driveway / Public Walk Brick or Stone Lining / Inlays		Optional
Roofing		
Shingles		GAF Slateline, Limited Lifetime, Class A Fire Rated, Laminated, Architectural AR Shingles (no staples)
Shingle Color		Antique Slate
Structural		
Covered Rear Patio		Per Plan (unless otherwise specified on price sheet)

I/We acknowledge that these included specifications will supersede any representation on a floor plan. Any item not listed above nor designated on the Price Sheet, Addendum A or "Selection Sheet" to the Purchase Contract will be built per plan. M/I reserves the right to build the most recent version of the floor plan which may differ from the one presented at time of sale.

Purchaser Date

Purchaser Date

New Home Consultant Date



M/I builds quality homes in Columbus / Cincinnati, OH; Indianapolis, IN; Chicago, IL; Charlotte / Raleigh, NC; Tampa / Orlando / Sarasota, FL; Houston / San Antonio / Austin / Dallas, TX; Minneapolis, MN; Washington, D.C. and Detroit, MI. Pricing, floorplans, included features, specifications and availability are subject to change without notice. Some of the above features may not be displayed in the model home. 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. Seller reserves the right to substitute equal or superior quality items. See an M/I Homes New Home Consultant for more information.