

STANDARD FEATURES SHEET

KDI Homes

Fernandina Beach, FL

904-753-2910

AIR CONDITIONING AND HEATING

- ❖ We install Carrier 20 seer air to air heat pump systems with variable speed compressor and air handler unit with humidistat thermostat to manage the humidity level in your new home. Top of the line!
- ❖ High Efficiency 4" pleated air filters 50% better and lasts 5 times longer than a standard filter

APPLIANCES

- ❖ A fully equipped kitchen that would make any chef proud
- ❖ Wolf and Sub Zero brand stainless steel appliances
- ❖ Wolf 36" L/P Gas Range Top, 30" Dual Convection Single Wall Oven and 30" Wall Convection Microwave with pull down door
- ❖ Sub Zero 48" Side by Side Refrigerator
- ❖ 36" Vented Range Hood to match cabinetry or Stainless Steel Wolf Hood Vent Insert 900CFM Fan
- ❖ Cove Premium Dishwasher
- ❖ 24" Under Counter Wine Cooler
- ❖ 24" Under Counter refrigerator

CABINETS AND COUNTERTOPS

- ❖ Cabinets are crafted utilizing all plywood construction with soft close doors, drawers
- ❖ Kitchen features glass doors on selected wall cabinets and island or peninsula with California height eat-at bar
- ❖ Quartz & Granite countertops with under mount sinks throughout
- ❖ Master bath features separate his & hers vanities
- ❖ Custom shelving system in the master bedroom closets

ELECTRICAL & STRUCTURED WIRING

- ❖ For your safety and convenience the following are included:
- ❖ We install all interior ceiling fans with speed controls
- ❖ Completely installed, hardwired security system
- ❖ Upgraded Energy Star lighting with LED bulbs throughout the home and under cabinet LED lighting in the kitchen.
- ❖ Energy Star 4" – 90 cfm bath fans
- ❖ Combination C.O./smoke detectors
- ❖ Convenient LED lighting in all closets
- ❖ Whole house central vacuum system
- ❖ Leviton lightening surge protection for connected equipment coverage up to \$25,000.00
- ❖ Electric elevator with 8' tall cab on 2 and 3 story homes

EXTERIOR

- ❖ We utilize James Hardie products exclusively on all exterior area of the home
- ❖ 30 year Owens Corning shingles and peel and stick secondary water barrier under the shingles
- ❖ Irrigation system and beach style landscape package
- ❖ Brick Paver driveway
- ❖ Rear yard hardscape allowance

EXTERIOR DOORS & WINDOWS

- ❖ We offer solid vinyl MI windows with tilt sash and triple coated low E glass and simulated divided light grill's
- ❖ Fiberglass foam filled exterior doors
- ❖ Transoms on selected door units
- ❖ Automatic garage door(s) with belt drive, opener(s) and remote entry keypad

FLOOR COVERINGS

- ❖ Porcelain tile in laundry room and all baths
- ❖ Hardwood flooring throughout the home

FOUNDATION

- ❖ Elevated monolithic slab or stem wall based on flood zone requirements

INSULATION

- ❖ To insure your comfort and hold utility bills down the following insulation package is utilized:
- ❖ ZIP System secondary moisture barrier with taped joints on exterior walls
- ❖ 2" x 6" exterior walls insulated with 5 ½" spray foam insulation
- ❖ All rafter areas insulated with R-19 spray foam insulation
- ❖ CDX roof plywood 5/8" thick
- ❖ Energy Efficient caulking package

INTERIOR TRIM

- ❖ One of the final touches in the construction of your new home is the installation of the interior trim, we include the following:
- ❖ Upgraded trim package throughout that includes all doors and windows
- ❖ 7 piece trim on all doors and windows
- ❖ 7 ¼" baseboard throughout
- ❖ 8' solid core 5 panel MDF shaker style interior doors throughout
- ❖ Crown molding throughout the home
- ❖ Schlage door knobs throughout with keypad entry deadbolt on front door
- ❖ Shiplap wall siding in selected areas

INTERIOR WALL & CEILING FINISHES

- ❖ Complementing the interior design are smooth flat finish, 10' walls and white smooth flat finish ceilings
- ❖ Upgraded trim package painted semigloss finish white

PLUMBING

- ❖ We feature Delta Cassidy faucets in all bathrooms and matching towel bar accessories
- ❖ Efficient RUR199 Rinnai tankless waters heater with on-demand hot water – 1 on each floor
- ❖ Master bathroom features a freestanding tub and tiled shower with upgraded shower heads
- ❖ Farmhouse kitchen sink with faucet/hand sprayer combination and separate bar sink
- ❖ Convenient mop sink located in laundry room
- ❖ We feature a water softener system with chlorine filter and reverse osmosis drinking water faucet for your convenience

FIREPLACE

- ❖ Primo 60" L/P gas direct vent fireplace

WARRANTY

- ❖ A well constructed home should give you pride and joy of ownership
- ❖ 5 year warranty from the builder structurally and 1 year on building systems

**ALL LAYOUTS ARE PER KDI HOMES DESIGN AND DESCRETION
ALL INFORMATION IS DEEMED CORRECT BUT NOT GUARANTEED
DENOTES ENERGY EFFICIENT PRODUCTS**

Revised August 23, 2019