

STANDARD FEATURES SHEET
35 Beach Wood Road
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, air handler And ERV 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
- ❖ A generous allowance is provided or KDI Homes provides the following appliance package
- ❖ Wolf and Sub Zero brand stainless steel appliances
- ❖ Wolf 48" Dual Fuel Range with 2 Ovens, 6 Gas Burners and a Griddle
- ❖ Sub Zero 42" Classic French Door Refrigerator
- ❖ Wolf 24" Under Counter Microwave Drawer
- ❖ 48" Vented Range Hood to match cabinetry with 900 CFM fan
- ❖ Cove Premium Dishwasher
- ❖ 24" Wolf Under Counter Wine Cooler
- ❖ 24" Wolf Under Counter Refrigerator

CABINETS AND COUNTERTOPS

- ❖ Custom cabinets are crafted utilizing all plywood construction with soft close doors, drawers
- ❖ A generous allowance is provided or KDI Homes provides the following cabinet and tops package
- ❖ Kitchen features glass doors on selected wall cabinets and island with California height eat-at bar
- ❖ Quartz & granite countertops with under mount sinks throughout
- ❖ Master bath features his & her's vanities
- ❖ Custom shelving system in the master bedroom closets (per allowance)

ELECTRICAL & STRUCTURED WIRING

- ❖ For your safety and convenience, the following are included:
- ❖ We supply speed controls on all Purchaser supplied ceiling fans (per allowance)
- ❖ 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

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 (per allowance)
- ❖ Brick Paver driveway per KDI Homes layout
- ❖ A generous allowance is provided by KDI Homes for the rear yard hardscape

EXTERIOR DOORS & WINDOWS

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

FLOOR COVERING

- ❖ A generous allowance is provided by KDI Homes
- ❖ 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
- ❖ Efficient RUR199 Rinnai tankless water heaters – 1 on each floor
- ❖ Master bathroom features a freestanding soaker tub and tiled shower
- ❖ Farmhouse kitchen sink with faucet/hand sprayer combination
- ❖ 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 48" 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 – June 24, 2020