

STANDARD FEATURES SHEET
KDI HOMES
Fernandina Beach, FL
904-753-2910

AIR CONDITIONING AND HEATING

- ❖ We install Carrier 15 seer air to air heat pump systems with variable speed handler unit with humidistat thermostat

APPLIANCES

- ❖ A fully equipped kitchen that would make any chef proud
- ❖ Whirlpool brand name stainless steel appliances
- ❖ Energy Star Qualified 25 cu. ft. French Door Refrigerator and 24" Quiet Partner Dishwasher
- ❖ 30" Freestanding Electric Range and 1.2 cu. ft. under counter Roll-Out Microwave
- ❖ 30" vented under cabinet Range Hood

CABINETS AND COUNTERTOPS

- ❖ Timberlake brand cabinets throughout
- ❖ Kitchen features 42" wall cabinets, glass doors and center island with eat-at bar
- ❖ Granite countertops with under mount sinks throughout
- ❖ Master bath features double bowl vanity in countertop

ELECTRICAL & STRUCTURED WIRING

- ❖ For your safety and convenience the following are included:
- ❖ 200A service
- ❖ 5 fan/light pre-wires
- ❖ 5 phone pre-wires
- ❖ 5 TV pre-wires
- ❖ Hardwired security pre-wire
- ❖ Upgraded lighting fixture package with LED bulbs
- ❖ Energy Star bath fans
- ❖ Combination C.O./smoke detectors

EXTERIOR

- ❖ Fiber cement lap siding and shakes
- ❖ PVC coated metal and vented vinyl soffits
- ❖ 30 year Architectural Shingles with peel & stick secondary water barrier under shingles
- ❖ Irrigation system, sod and beach style landscape package
- ❖ Concrete pavers on driveway, sidewalk and front porch

EXTERIOR DOORS & WINDOWS

- ❖ We off all vinyl windows with tilt sash and low E glass
- ❖ Fiberglass exterior doors
- ❖ Transoms on selected door and window units
- ❖ Automatic garage door(s) with opener(s)
- ❖ 6" gutters throughout

FLOOR COVERINGS

- ❖ Quality 8 LB rebound padding and carpet in all bedrooms
- ❖ 18" x 18" ceramic tile in all other living areas

FOUNDATION

- ❖ Monolithic, steel reinforced slab

INSULATION

- ❖ To insure your comfort and hold utility bills down the following insulation package is utilized:
- ❖ ZIP System wall sheathing
- ❖ 2" x 6" exterior walls insulated with R-20 blown cellulous
- ❖ All ceiling areas insulated with R-50 blown fiberglass blanket
- ❖ Radiant barrier roof plywood
- ❖ 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
- ❖ 5 ¼" baseboard throughout
- ❖ Crown molding in all living areas and master bedroom
- ❖ Transoms above cased openings in dining room
- ❖ Satin nickel lever knobs

INTERIOR WALL & CEILING FINISHES

- ❖ Complementing the interior design are smooth finish, single color 10' walls
- ❖ Ceilings are double knock down white
- ❖ Upgraded trim package painted white

PLUMBING

- ❖ We feature Moen faucets
- ❖ 94% efficient Rinnai tankless hot water heater
- ❖ All hot water pipes insulated in the slab
- ❖ Master bathroom features soaker tub and 4' tiled shower with glass enclosure
- ❖ Water softener loop and drain installed for your convenience
- ❖ Single bowl 18 gauge stainless steel farmhouse kitchen sink with faucet/hand sprayer combination
- ❖ Convenient mop sink located in laundry room with folding table

STORAGE

- ❖ 240 sq. ft. plywood decked storage area over garage with pull down stairs

WARRANTY

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

**ALL LAYOUTS ARE PER KDI DESIGN AND DESCRETION
DENOTES ENERGY EFFICIENT PRODUCTS**