

STANDARD FEATURES SHEET

KDI Homes

Fernandina Beach, FL

904-753-2910

AIR CONDITIONING AND HEATING

- ❖ We install Carrier 18 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
- ❖ 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
- ❖ 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 lightning 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

EXTERIOR DOORS & WINDOWS

- ❖ We offer solid vinyl Jeld Wen 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 ceiling areas insulated with R-50 blown fiberglass blanket
- ❖ Radiant barrier 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

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 in master bath and Moen Eva Collections faucets and matching towel bar accessories in all other baths
- ❖ Efficient RUR98 Rinnai tankless water heater with on-demand hot water
- ❖ 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

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

Revised October 4, 2018