



Standard Features Continued

Interior

KELLY HOMES OF NEW YORK

- \$5.00 per square foot towards flooring material
** Please see Exhibit D for additional information*
- Standard installation of flooring is included in your base price;
Intricate layouts/designs will incur an additional labor cost TBD with builder
- 3 x 6" Standard Subway Tile for Kitchen Backsplash; Intricate layouts will incur an additional labor cost TBD with builder
- Mirrors Over All Vanities
- Smoke Detector And Carbon Monoxide Detector Per NYS Code
- White Wire Closet Shelving Throughout
- Textured Knockdown Ceilings Throughout; Slick Ceilings in Select Areas are an Extra
- Painted Finishes: Flats On Walls, Eggshell In Bathrooms & Kitchen And Semi-Gloss On Trim; Two Interior Paint Color Selections
**White Shades & Light Colors; Additional Colors or Dark Colors are an Upgrade*
- \$2250 Plumbing Allowance Towards the Faucetry for your Bathrooms, Showers, & Kitchen
- Main/Guest Bath to Have a One-Piece Tub & Shower Unit - Standard Size
- Primary/Master Bath to Have a Low Profile Shower Base with Tile Walls - Standard Size.
- Standard White Comfort Height Toilets with slow close lid Included
- 50-Gallon Gas Power Vent Water Heater
- Laundry Tub Included (if it is on the Plan)
- \$2000 Lighting Allowance towards Lighting; Buyer Can Apply this Allowance at Illuminating Expressions or Provide Fixtures Themselves and a Credit Will Be Issued at Closing; If Lighting Selections Require Extensive Assembly an Additional Labor Cost May Be Incurred, TBD with builder

- Two TV Outlets For Wall Mounted TV
- 220 Volt Or Gas Hook-Ups For Range & Dryer
- Gas Fireplace, Flush Hearth & Mantle; \$250 Allowance for Tile or Stack-Stone Surround
- Insulated White Garage Overhead Doors are Included, Opener Ready; Your Plan May Show a Custom Garage Door – This Door is Not Necessarily Included but Can be Selected at an Additional Cost to the Buyer
- Crown Molding In Two Rooms; Rooms TBD with Builder
- Oversized 5 ¼ Base & 3 ¼ Casing (MDF)
- 4% Of Base Price For Cabinet Allowance (This would be: Kitchen, Bath Vanities, Possibly Laundry Room Through Kornerstone Kitchens)
- Programmable Thermostat
- Meet With Builder throughout construction process
- Pre-Closing Inspection With Builder/Rep.
- 5 Interior Recessed Lights, Standard (additional indoor or outdoor recessed lights may be installed at an additional cost to the Buyer)
- \$7000 Granite or Quartz Allowance towards Kitchen Countertops / Bathroom Vanities / Laundry Countertop (if applicable). Oval undermount sinks for the bathrooms and undermount stainless steel sink included standard through Imperial Granite; Different Sinks Can be Selected at an Additional Cost to the Buyer
- Central Air-Conditioning
** SEER rating & size to be calculated by our certified HVAC contractor*
- GFI Circuit Breakers per Updated NYS Code
- Oak Rails With White Spindles, If Applicable
- HEIL 95% Hi-Efficiency Forced Air Gas Furnace
- Exhaust Fans In All Baths
- Standard Chime Doorbell OR wiring for a RING doorbell (RING to be programmed by the buyer)

Revised 3/19/2026



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Standard Features

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Special Features

- Water Meter Hook-Up (Paid By Builder)
- Instrument Survey (Paid By Builder)
- Rochester Home Builders Association Warranty
- \$1000 Credit at Closing Toward Architectural Fees thru GLA. (buyer pays for all architectural fees / blueprint costs)

Appliances

- Separate Circuit For Buyer Supplied Microwave/Rangehood
- Garbage Disposal Insinkerator Badger V with countertop air switch
- \$3000 Allowance Towards Appliances (We highly recommend Charlotte Appliance or you can choose your own vendor and a credit will be issued at closing.)

Site

- All Underground Utilities
- Concrete Block Sidewalk From Driveway To House
- \$2000 Allowance Towards Yard installation. That Must Be Used At Van Putte Gardens
- Yard Will Be Topsoiled And Rough Graded as Required for certificate of Occupancy (C of O)
- Blacktop Binder Coat Driveway (No Guarantee)
* Please see driveway Exhibit B Sheet Provided
- Any and all site visits by prospect/buyer must be scheduled and approved by Kelly Homes Of NY prior to visit. No Exceptions!

Construction

- Energy Saving Insulation Package (R-21 Sidewall, R-49 Ceiling, R-19 Basement) with air seal package. * Refer to Exhibit C for more details. (All per current NYS energy & builder code/specs.)
- Moisture Resistant Housewrap
- Therma Tru Insulated Front Door (Smooth Star Dent Free)
- 12 Course Basement With 10" Block
- Certain Teed Mainstreet/Vytech Prestige Vinyl Siding - standard colors only. Premium colors are an upgrade.
- *Certain TEED Landmark Roof Shingles (STD Colors Only)*
- Double Hung Screen, Low-E Glass Argon Gas Vinyl Windows. Grills In Front Only
- 7/16" OSB Roof Sheathing
- 5/8" Advantech T&G Sub Flooring
- 200 AMP Electric Service
- 2X6 Exterior Walls With 7/16" OSB Sheathing
- All Duct Work Taped & Sealed Per Updated NYS Energy Code
- Drain Tile Inside & Outside Of Foundation
- 4" Concrete Garage & Basement Floors
- Dimple Wall Exterior Basement Wrap
- Egress Basement Window 4'X4' With Egress Well & Cover Per N.Y.S. Code
- Garage Walls & Ceiling Fully Dry-Walled with Skim Coat and Tape (Insulation, Full Drywall Finish & Painting is an Additional Cost to the Buyer)