



KELLY HOMES OF NEW YORK

Standard Features Continued

Interior

- \$4.00 per square foot flooring allowance (square footage of house x \$4.00); This allowance applies to carpet, laminate, and hard woods; Ceramic tile in the wet rooms only; Your allowance is for the materials only
- 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 (Sherwin Williams Whites & Lights)
- \$1,750 Allowance for Bathroom, Bath, and Kitchen Plumbing Faucets
- One-piece Fiberglass Tub & Shower Units Per Plan (Master and Main Baths)
- Standard White Comfort Height Toilets are Included
- 50-Gallon Gas Power Vent Water Heater
- Laundry Tub Included (if it is on the Plan)
- \$1,500 Lighting Allowance; Customer can Select the Vendor of Their Choice; Customer can 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 Cable Outlets
- 220 Volt Or Gas Hook-Ups For Range & Dryer
- Gas Fireplace, Flush Hearth & Mantle; \$225 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 Cornerstone Kitchens)
- Programable Thermostat
- Meet With Builder & Operations Manager 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)
- \$5,000 Granite or Quartz Allowance for Kitchen Countertops / Bathroom Vanities / Laundry Countertop (includes standard undermount sinks for all) through Imperial Granite; Different Sinks Can be Selected at an Additional Cost to the Buyer
- Central Air-Conditioning
- GFI Circuit Breakers per Updated NYS Code
- Oak Rails With White Spindles, If Applicable
- York 95% Hi-Efficiency Furnace HEIL
- Exhaust Fans In All Baths

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Standard Features

Special Features

- Water Meter Hook-Up (Paid By Builder)
- Instrument Survey (Paid By Builder)
- Rochester Home Builders Association Warranty

Appliances

- Separate Circuit For Buyer Supplied Microwave/Rangehood
- Garbage Disposal Insinkerator Badger V
- \$3,000 Appliance Allowance (Of Base Price)

You can choose your own vendor or if desired, you can reuse appliances and a credit will be issued at closing

Site

- All Underground Utilities
- Top Soil Lot/Rockhound/Hydro Seeded Lawn
- Concrete Block Sidewalk From Driveway To House
- 17' Asphalt Binder Driveway (No Guarantee)

This is a fine binder that can be sealed; top-coating is not recommended any earlier than 1 year after Construction at the buyer's expense.

Construction

- Energy Saving Insulation Package (R-21 Sidewall, R-38 Ceiling, R-11 Basement)
- Moisture Resistant Housewrap
- Therma Tru Insulated Door (Smooth Star Dent Free)
- 12 Course Basement With 10" Block
- Certain Teed Mainstreet/Vytech Prestige Vinyl Siding - Some colors are an Upcharge
- Cambridge 30 Year Roof Shingles
- 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 & Taped (Finishing & Painting Is An Additional Cost To Buyer)