

General

Permit fees, impact fees for standard 80' x 125' lot**

No betterment or CIAC fee included

Surveys, blueprints, elevation certificates, & energy calculations

Builder's Risk, Workman's Compensation and General Liability insurances;

2-10 Home warranty (Includes (1) year on materials & workmanship,

(2) years on systems and (10) years on structure

\$15,000 allowance for lot prep, fill, grading, compaction, silt fence, dumpsters and haul away (culvert is not included)

Lot clearing and additional fill - some properties may require additional costs due to an oversized Lot, Acreage, Flood Zone, Septic, coral/rocks or excessive clearing

Structural

Soil termite pretreat

Poly visqueen moisture barrier under concrete slab

Steel reinforced concrete footings

Up to 3 Course concrete block stem wall or mono slab, as determined by engineer

3,000 psi concrete slab with fiber

CBS construction

Poured concrete corner and lintels with reinforced steel

9'4" Tie beam

Precast concrete window sills

Sher-Crete Flexible Waterproofing around all windows & doors

Roof

Engineered roof truss system

Architectural shingle roof with choice of standard colors

6:12 roof pitch

1/2" CDX plywood sheathing used on roofing and throughout home (No OSB)

Aluminum soffit & fascia

Gutters – front of home with standard downspouts and terminations

Driveway, Sidewalk, Entry & Lanai

Brick pavers w/ choice of standard colors & pattern style up to 2,100 SQ FT**

Plumbing

CPVC or PEX plumbing system

City water & sewer hook-ups to 60' ** (Well & septic not included)

4 Hose bibs (exterior spigots) custom located

Plumbing fixtures allowance \$5,000 (includes tax and delivery)

White oval or square under mount sinks, white tub in guest bath, and white elongated comfort height water closets, stainless steel under mount kitchen (50/50, 60/40 or 70/30) and laundry sinks-included

Badger V 1/2 HP garbage disposal

Washer & dryer hookups

Ice maker water line

50 Gallon hot water heater

Master Tub is Optional, MUST be compatible for a concrete floor installation.

HVAC

Professionally engineered **TRANE® A/C system**, or equivalent quality, includes programmable thermostat (*Seer, amps, and tonnage to be indicated, per energy calculations*) Recessed suspended AC Handler in garage.

Electric

200 Amp overhead electric service

Ceiling fans wired, PVC duplex floor outlet, TV & phone outlets wired per plan

Exhaust fans in each bathroom

LED Recessed Lighting per Plan

Exterior LED soffit lighting per plan

Smoke detectors per code

2 Exterior GFI outlets

Decorative lighting & fan allowance \$3,500 (includes tax and delivery)

Copper wiring throughout

Decora style outlets and switches

Insulation

4.1 Foil back insulation on exterior block walls, per energy calculations

R-38 Ceiling insulation

R-13 Insulation in living area knee walls & attic space (3" walls)

R-19 Garage frame load bearing walls (6" walls)

Exterior Finish

Standard Texture with knock down or skip trowel stucco finish

All trim details to be sand float finish, per plan

Stucco bands around windows (Front elevation only)

Exterior Doors & Windows

Impact front door(s) allowance \$3,500 (includes tax and delivery)

Impact fiberglass, smooth finish, 8' door for pool bath— if applicable to plan (no glass)

Impact fiberglass, smooth finish, 8' garage entry door and/or storage unit - if applicable to plan

PGT Impact-resistant Low-e 700 Series windows & sliding glass doors,

with choice of white or bronze aluminum frames

Screens on all operable windows

8' Impact resistant 700 Series sliders in main living area

8' Impact resistant 700 Series sliders in bedrooms—if applicable to plan

Drywall

1/2" sag resistant drywall on all interior ceilings

1/2" regular drywall on walls

1/2" Denshield on shower & tub walls for tile backer

5/8" soffit board on exterior ceilings

Spray texture finish on all walls & ceilings

Smooth finish in wall tile locations

Square corner bead

Continued...



Elite Series Spec Sheet

Ceiling Trays

Single trays as per floor plan with 5 1/4" Crown molding

Interior Trim

8' Hollow core interior doors
8' French hollow core doors in study per plan
2 1/4" Colonial casing for doors
5 1/4" Colonial baseboards
Kwikset hardware for interior & exterior doors (Your choice of finish & style)

Garage

Garage floor - concrete
Pull down stairs
Belt drive Garage Door opener with 2 remotes
Clopay 8' overhead steel garage door(s) w/raised panels

Cabinets & Countertops

Wood cabinets, variety of door styles, standard stain or paint, in all locations
42" uppers in kitchen, with crown molding
36" uppers in laundry room, with crown molding
Laundry room sink base cabinet
Plywood boxes
Dovetailed soft close doors and drawers
Level 1 knobs and pulls
Level 1 granite (\$50/SF) for all countertops with standard edge options and 4" back-splash
Cabinet Allowance up to \$20,000

Flooring & Tile

Flooring and tile allowance up to \$20,000 to include:
All flooring for living areas
All shower tile and accent tiles
Kitchen backsplash
Allowance is inclusive of: tax, delivery, install material, and install labor
Flooring is installed under all cabinets
Crack membrane under all floor tiles is included
This is not inclusive of outdoor kitchen backsplash, or outdoor shower.

Painting

Exterior choice of 2 color combination—**Super Paint Satin by Sherwin Williams**
Exterior primer—*Loxon® All Purpose Primer*
Interior ceilings in flat white, Sherwin Williams
Interior choice of 1 color for walls—**Cashmere Low Luster by Sherwin Williams**
Interior trim in semi-gloss finish, Sherwin Williams
Paint behind all cabinets

Sod, Landscaping, Irrigation

Landscape allowance \$1,500
Floritam sod (on standard 80' x 125' lot)
4 zone irrigation system w/digital timer & rain sensor

Appliances

Appliance allowance \$5,000 (includes taxes, delivery & installation)

Misc.

Travertine or Carrera marble, interior window sills
Wire shelving per plan in closets & pantry
42" Standard vanity mirrors in all bathrooms
Professional cleaning of interior of home

Your new home is customizable! We offer semi-custom to full custom building!

Our specification sheets are simply a starting point.

If you would like to change, delete or add to the included selections, we will provide you a new home price and a new detailed specification sheet.

No credit issued for any unused allowances. No credit issued if customer purchases selections from outside of Carney suppliers.

Cost may vary on these items based on the lot you have chosen, therefore we provide allowances based on a standard city water and sewer 80' x 125' lot. Allowance overages will be the responsibility of Buyer. All allowances include taxes, delivery, installation material and labor when applicable.

ALL materials to be selected by owner, purchased by Builder.

Carney Quality Construction reserves the right of price, plan, or specification change without prior notice or prior obligation.

All renderings are for flyer purposes ONLY. Pool package is an option.

July 2023

Page 2 of 2