



# Executive Series Spec Sheet

## General

Permit fees, impact fees 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;

Includes (1) year on materials & workmanship,

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

**\* \$20,000 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

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 – whole house with standard downspouts and terminations**

## Driveway, Sidewalk, Entry & Lanai

Brick pavers w/choice of standard colors & pattern style up to 2100 SQ FT\*\*

Screen enclosure on lanai with screen door

## Plumbing

CPVC or PEX plumbing system

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

**4 Hose bibs (exterior spigots) custom located by you**

**Plumbing fixtures allowance \$6,000 (includes tax and delivery)**

White oval or square undermount 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. **Up to 16 SEER** (*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 \$5,500 (includes tax and delivery)**

Copper wiring throughout

Decora style outlets & 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 stucco finish

All trim details to be sand float finish

Stucco bands around windows (Front elevation only)

**Stucco on all exterior ceilings with 1/2" exterior Gypsum soffit board beneath**

## Upgrade Option Exterior Finish

*"Mediterranean / West Indies" Exterior Finish, to be light to medium skip-trowel texture*

*All trim details to be sand float finish*

*Decorative foam corbels and Craftsman eave brackets*

*Powder coated aluminum front railing or aluminum railing*

*Decorative Bahama Shutters painted to match exterior of home*

## Exterior Doors & Windows

**Impact front door(s) allowance \$5,500 (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

9' Impact resistant 700 Series sliders in main living area

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

*Continued...*



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## 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

## Ceiling Trays - Single Trays as Per Floor Plan

**Great Room - Includes 5 1/4" crown molding**  
**Dining Room - Includes 5 1/4" crown molding**  
**Family Room - Includes 5 1/4" crown molding**  
**Office / Study - Includes 5 1/4" crown molding**  
**Master Bedroom - Includes 5 1/4" crown molding**  
**Master Bath - Includes 5 1/4" crown molding**

## Interior Trim

8' Hollow core interior doors  
8' French hollow core doors in study per plan  
3 1/4" Colonial casing for doors  
5 1/4" Colonial baseboards  
**5 1/4" Crown molding in main living areas & master bedroom**  
Kwikset hardware for interior & exterior doors (Your choice of finish & style)

## Garage

Epoxy Garage Floor Included  
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 with a 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, wood doors  
Dovetailed soft close doors and drawers  
Up to Level 3 knobs and pulls  
Up to Level 3 (\$70/SF) granite for all countertops with standard edge options and 4" backsplash  
Cabinet Allowance up to \$30,000  
**Jacaranda Cabinet allowance 20k, All others 35k**

## Tile or Carpet

**Tile allowance \$4.00 sf to include: floor tile for main living areas and master closets ( Carpet in all bedrooms and guest closets)**  
+ Shower wall tile to ceiling \$4.00 sf  
+ 6" Listello ( 1strip per bathroom) \$20.00 sf  
+ Kitchen backsplash tile \$20.00 sf  
**All tile allowances include Tax and Delivery**  
Floor tile is installed under all cabinets, straight line set  
Additional Charge will be incurred for Tile and Install used on Front Wall of Master 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 \$2,000  
Floritam sod (on standard 80' x 125' lot)  
4 zone irrigation system w/digital timer & rain sensor

## Appliances

**Whole house interior appliance allowance \$8,000 (includes tax, delivery & installation)**

## Outdoor Kitchen \* Jacaranda no outdoor kitchen allowance

**ODK allowance \$15,000 to include all materials to build and finish, also the ODK appliances, (includes tax, delivery & installation)**

## Misc.

Shower enclosure allowance \$2,650  
Travertine or Carrera marble, interior window sills  
**Wood ventilated shelving throughout (Standard colors)**  
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 will be 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 and installation when applicable.**

**Appliances and 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.**