



PELICAN 3 BED 2 BATH 3 CAR GARAGE

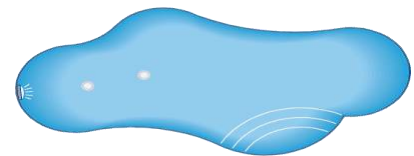
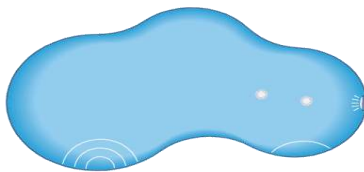


CARNEY
QUALITY CONSTRUCTION



Elite Series Homes

Kismet	3 Bedroom 2 Bath 2 Car Garage	L/A 1,633 SF T/A 2,367 SF	\$ 239,900 on your standard lot*
Kismet	3 Bedroom 2 Bath 2 Car Garage	L/A 1,649 SF T/A 2,479 SF	\$ 249,900 on your standard lot*
Corner Gather Slider			
Jacaranda	3 Bedroom 2 Bath 3 Car Garage	L/A 1,857 SF T/A 2,953 SF	\$ 289,900 on your standard lot*
Pelican	3 Bedroom 2 Bath 3 Car Garage	L/A 2,080 SF T/A 3,183 SF	\$ 319,900 on your standard lot*
Gleason	3 Bedroom 3 Bath 3 Car Garage	L/A 2,170 SF T/A 3246 SF	\$ 334,900 on your standard lot*



Pool Packages Include

- Permit & engineering
- Gunite or Shotcrete shell per print
- Mini Pearl finish
- Autofill
- Backfill with compaction
- Standard bullnose coping
- Waterline tile (\$5.00 sf allowance)
- Paver deck with concrete footers Lanai included
- Mansard screen cage with 2 doors & door pads
- Hayward Max ¾ hp 1 speed Maxflo pump (12'x24' pools)
- *Hayward Super Pump 1hp 2 speed (larger pools)
- C1200 Filter, Inline chlorinator
- 2 LED pool lights
- Barrier fence or Pool alarms, per code

Pool Prices

Pricing includes the following pool designs:

Free Form, Rectangular, Oval, Kidney & More

12' x 24' Pool – 20' x 30' Cage	\$ 37,900
14' x 28' Pool – 19' x 40' Cage	\$ 38,400
14' x 28' Pool – 19' x 46' Cage	\$ 39,900
14' x 32' Pool – 22' x 48' Cage	\$ 42,400
14' x 32' Pool – 22' x 60' Cage	\$ 44,900
Deck & screen over 400 sf add	\$ 14.75 sf
6' Spa package—raised 12" (like model)	\$ 11,000
Sunshelf w / 2 bubblers (like model)	\$ 1,000
Retaining Wall \$10 per LF for each 6"	

ALL prices are subject to change.

Listed pool packages do not include sun shelf and planter.

*On your standard lot, indicates the price is designed for a standard 80' x 125' city water and sewer lot.



Elite Series Spec Sheet

FOR THE FOLLOWING MODELS: Kismet, Jacaranda, Pelican & Gleason

General

All permit fees, impact fees & connections for city water up to 60'
On 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
2 course stem wall, grading, compaction, silt fence, hauling
Lot allowances:

- Fill for house pad \$4,000
- Fill for stem wall \$600
- Fill for final grade \$400

Clearing and remaining fill, by owner

Structural

Soil termite pretreat
Poly visqueen moisture barrier under concrete slab
Steel reinforced concrete footings
Up to 2 Course concrete block stem wall or mono slab, as determined by engineer
3000 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 all roofing and throughout home (No OSB)
Aluminum soffit & fascia
Gutters – front of home with standard downspouts and terminations

Driveway, Sidewalk, Entry & Lanai

3000 psi concrete poured (driveway with wire mesh)

HVAC

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

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 (faucets / accessories) allowance \$2,500
Master Tub is Optional

White oval or square undermount sinks, white steel 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 in Elite Series package
Badger V 1/2 HP garbage disposal
Washer & dryer hookups
Ice maker water line
50 Gallon hot water heater

Electric

200 Amp overhead electric service
Ceiling fans, PVC duplex floor outlet, TV & (2) phone outlets wired per plan
Exhaust fans in each bathroom
6" Recessed cans per plan (non-LED)
Exterior soffit 6" recessed can lighting per plan (non-LED)
Smoke detectors per code
2 Exterior GFI outlets
Decorative lighting & fan allowance \$2,000
Copper wiring throughout
Decora style switches

Insulation

4.1 Foil back insulation on exterior block walls, per energy calculations
R-38 Ceiling insulation
R-11 Insulation in living area knee walls & attic space (3" walls)
R-13 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 \$2,000
Impact fiberglass smooth finish 8' door for pool bath– if applicable to plan (no glass)
Solid core steel door smooth finish 8' garage entry door and 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
KISMET & PELICAN: 8' Impact resistant 700 Series sliders in main living area
GLEASON: 9' Impact resistant 700 Series sliders in main living area
8' Impact resistant 700 Series sliders in bedrooms—if applicable to plan
Clopay 8' Impact insulated overhead steel garage door(s) w/raised panels
Belt drive lift kit with 2 remotes

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 Continued

FOR THE FOLLOWING MODELS: Kismet, Jacaranda, Pelican & Gleason

Ceiling Trays

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

Interior Trim

Interior wood framing (Metal framing available)

8' Hollow core interior doors

8' French hollow core doors in study

2 1/4" Colonial casing for doors

5 1/4" Colonial baseboards

Kwikset hardware for interior & exterior doors (Your choice of finish)

Garage

Garage floor - concrete finish

Pull down stairs

Cabinets & Countertops

Choice of JSI Cabinets

Maple cabinets, variety of door styles, standard stain, in all locations

42" uppers in kitchen, with crown molding

36" uppers in laundry room, with crown molding

Laundry room single base cabinet

Plywood boxes, maples doors & faces

Dovetailed soft close doors and drawers

Level 1 knobs and pulls

Level 1 granite for all countertops with standard edge options and 4" backsplash

Tile

Tile allowance \$2.50 sf to include: floor tile for main living areas and master closets (Carpet in all bedrooms and guest closets)

+ Shower wall tile to ceiling \$2.50 sf

+ 6" Listello (1 strip per bathroom) \$10.00 sf

+ Shower floors \$10.00 sf

+ Kitchen backsplash tile \$10.00 sf

Floor tile is installed under all cabinets, straight line set

Carpet

Carpet, pad with installation allowance \$2.10 sf for all bedrooms

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 2 color combination—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 \$3,000 (Includes delivery & installation)

Misc.

GLEASON: 80" Shower glass wall panel (pool bath)

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!

You may also substitute included items for allowances.

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. Allowances include tax.

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.

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