

LADA CONSTRUCTION, INC.
EXECUTIVE SERIES SPECIFICATIONS
Effective April 1, 2017

GENERAL

1. All Construction plans, Pine Ridge Architectural board approval
2. Citrus County building permits, septic permits and Impact fees
3. Builders Risk Insurance
4. Surveys by owner
5. One year warranty on all workmanship and 10 year structural warranty provided by 2-10
6. Standard Underground power hook-up to house (up to 100')

SITE WORK

1. \$4,000 Lot clearing and fill for building pad allowance
2. Fill compacted and termite treated
3. Standard water hook-up to metered water or \$3,000 allowance toward a well
4. 10,000 sq ft of Bahia sod allowance
5. Irrigation system for 10,000 sq. ft. of sod area (up to 8 zones)
6. \$800 allowance for landscaping including mulch and plants
7. Remove construction debris
8. Driveway and side walk allowance including 45' x 16' of drive way and 36" sidewalk from Garage to front entry. Includes concrete pads for service doors and air conditioner

EXTERIOR

1. Concrete block walls with stucco finish and one coat primer one coats acrylic latex paint
2. All decorative stucco as per plans
3. vinyl Ceilings on Lanai and Entry
4. Lanai to have screen enclosure with one door
5. Textured and painted Acrylic floors on Lanai and front porch

ROOF

1. Engineered roof trusses as per plan
2. OSB roof sheathing with Tiger Paw underlayment and 30 year Tamco dimensional shingles
3. Omni roll ridge vent
4. Standard color aluminum soffit and fascia

INTERIOR FRAMING

1. Wood framed walls with 2x4 studs at 16" on center as per plan
2. Pressure treated lumber on all masonry

PLUMBING

1. Briggs 5' steel tub in hall bath
2. Comfort Height commodes
3. 40 gallon energy efficient water heater
4. Three hose bibs
5. Ice maker line to refrigerator
6. Standard Moen Faucets
7. Standard septic system as per health dept
8. Run water line from home to owners' water source (up to 100ft.)
9. Under mount stainless steel double bowl kitchen sink with garbage disposal
10. Laundry tub as per plan
11. Jetted garden tub (Select plans)

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HEAT/AIR CONDITIONING

1. Trane 15XR-15 SEER with aprilaire model 2210 hepa-type filter system MERV 13
2. Insulated ducts and adjustable registers as per plan
3. Exhaust fans in all baths

ELECTRIC

1. 200 AMP back to back service
2. light and switch in walk-in closet
3. hook up air conditioning system
4. Pre wire for garage door opener
5. Washer and dryer hookup
6. Water heater hookup
7. Two bath exhaust fans
8. 2 phone 5 TV outlets
9. Receptacles and switches as per building code spacing
10. Exterior waterproof receptacles as per building code
11. Dishwasher and disposal hookup
12. Prewired for ceiling fans and garbage disposal
13. Smoke detectors as per plan
14. \$2,000 allowance for all fans and light fixtures

WINDOWS

1. All are single hung with vinyl frames, insulated Low-E, Argon gas clear glass as per plan
2. Custom Wood sills

INSULATION

1. R- 30 fiberglass batts in roof of all heated and cooled areas
2. ¾" high-R board insulation on interior of block walls in heated and cooled area
3. R13 fiberglass batts in all frame walls between garage and living areas

EXTERIOR DOORS

1. All are insulated fiberglass on wood frames
2. Never Rot brick mould
3. Low-E, Argon gas Clear glass sliding doors as per plan

INTERIOR

1. Walls: ½' drywall with sprayed orange peel texture and two coats acrylic latex paint
2. Ceilings: ½" drywall with knockdown finish and two coats acrylic latex paint
3. Trim: doors are six panel paint grade with colonial trim, 5 ¼" base and crown molding in main living area
4. Shelving: Vinyl clad Closet Maid as per plan
5. Cabinets: Granite counter tops and Wood cabinets (oak or Maple) as per model
6. floor covering Berber or Plush carpet in bedrooms, WIC closets and Tile throughout remainder of living space
7. Ceramic tile in walk-in shower and over tub area
8. 24"x36" custom framed mirrors to match vanity
9. Appliances: Refrigerator, Glass top Range, microwave hood vent and Dishwasher, (\$3,000 allowance)

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GARAGE

1. Stucco finish on block walls with two coats of acrylic paint
2. Drywall and painted ceiling
3. Painted drywall on partition wall
4. Pull down attic stairs
5. Metal paneled overhead garage(s) as per plan
6. Garage door opener with 2 remotes