

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

## GENERAL

1. All Construction plans, Citrus Springs Architectural board approval
2. Citrus County building permits, septic permit and impact fee
3. Builders Risk Insurance
4. Surveys by owner
5. One year warranty on all workmanship and 10 year structural warranty provided by 2-10 Home Buyers Warranty
6. Standard overhead power hook-up to house

## SITE WORK

1. \$2,500 Lot clearing and fill for building pad allowance
2. Fill compacted and termite treated
3. \$2,000 allowance for water hook-up
4. 7,000 sq ft of Bahia sod allowance
5. \$400 allowance for landscaping including mulch and plants
6. Remove construction debris
7. Driveway and side walk allowance including 27' x 16' of drive way and 36" sidewalk from Garage to front entry porch. Includes concrete pads for service doors and air conditioner

## EXTERIOR

1. Concrete block walls with stucco finish and one coat primer one coat acrylic latex paint
2. All decorative stucco as per plans

## ROOF

1. Engineered roof trusses as per plan
2. OSB roof sheathing with Tiger paw underlayment and 30 year dimensional shingles
3. Aluminum 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. Elongated commodes
3. 40 gallon energy efficient water heater
4. Two 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 50ft.)
9. Kingsford 33"x22" stainless steel double bowl kitchen sink

## HEAT/AIR CONDITIONING

1. Trane heat pump system sized for each model.
2. Insulated ducts and adjustable registers as per plan
3. Exhaust fans in all baths.

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## 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 4 TV outlets
9. Receptacles and switches as per building code spacing
10. Two exterior waterproof receptacles
11. Dishwasher and disposal hookup
12. Prewired for ceiling fans and garbage disposal
13. Smoke detectors as per plan
14. \$1,000 allowance for all fans and light fixtures

## WINDOWS

1. All are single hung with vinyl frames, insulated Low-E clear glass as per plan with cultured marble 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 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 and colonial trim and base
4. Shelving: Vinyl clad Closet Maid as per plan
5. Cabinets: Granite tops and Wood cabinets (oak or Maple) as per model
6. floor covering Berber or Plush carpet in bedrooms, WIC closets and living and vinyl Planking throughout remainder of living space
7. Ceramic tile in walk-in shower and over tub area
8. 42" high mirrors over full length of vanities
9. Appliances: \$2,000 Allowance which includes Glass top Range, microwave hood vent (Recycled), Dishwasher, and refrigerator

## GARAGE

1. Drywall textured 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 door with opener