

Ruane Construction, Inc

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CGC1523653

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Specifications for Alyssa Model:

- 1) Plans – By Ruane Construction, Inc.
- 2) Permits – Citrus County permits by Ruane Construction, Inc.
- 3) Impact Fees - **\$5,672.000** fee paid by Ruane Construction, Inc. Until 6/30/2012
- 4) Survey – By Buyer.
- 5) Water - **\$2,000.00** allowance. Can be more depending on location or well.
- 6) Septic – 900 gallon tank with 334 sq. ft. of drainfield (standard system).
- 7) Grading, Fill & Clearing - **\$2,000.00** allowance. Will be more / depends on lot.
- 8) Windows – All windows to be: painted frame, **tinted & insulated** by Better-built. Fixed glass as per print. Marble sills at all operable windows. Screens where applicable. **All glass insulated including sliders**
- 9) Electrical – Copper wire from switches and outlets. Overhead, back-to-back 200 amp Service. **All wire to be 12 gauge or better.** Included are: **7 ceiling fan installations, 4 weatherproof outlets, 5 TV outlets, 5 telephone jacks,** 5 smoke detectors, 1 range circuit, 1 microwave circuit, 1 A/C circuit, 8 recess fixtures, 2 four foot Fluorescent fixtures, 1 water heater circuit, **1 floor receptacle, 1 post light stub-out,** and Decora switches.
- 10) Plumbing – **Copper water lines** ½” & ¾”. PVC waste lines. All fixtures to be white.
 - 3 – 19” round china lavatories
 - 2 – elongated water closets
 - 1 – shower with **two** controls
 - 1 – **cast iron tub**
 - 1 – Dayton DSE **8” deep** stainless steel kitchen sink
 - 1 – 50 gallon electric water heater
 - 1 – 70” x 42” **jetted tub**
 - 1 – laundry tub
 - 1 – garbage disposal
 - 1 – ice maker line
 - 1 – single lever recess washer connectionAll faucets – Delta single handle chrome faucets.

- 11) Heat & A/C – 4 ton **Trane XR13 heat pump system**.
15 – supply outlets **with two way adjustable grills**.
5 – return air.
- 12) Cabinets – Mica faced Euro cabinets and tops in baths. Cardell “Lexington” style **wood cabinets** with mica tops in kitchen. Included are: hidden hinges, and Mica medicine cabinets.
- 13) Slab – monolithic slab - footers as per code, reinforced with Fibermesh. Fill is to be compacted and treated for termites. All concrete to be 3000 psi.
- 14) Exterior Wall – Standard block construction reinforced as per print. **Sturdiwall reinforcing installed in every third course**.
- 15) Exterior Finishes – **Two coats** textured cementuous coating with textured bands.
- 16) Interior Walls – Standard 2 x 4 **wood** construction.
- 17) Interior Finishes – Walls - ½” drywall with an orange peel finish.
Ceiling – ½” drywall with a Spanish lace texture.
- 18) Soffit – Aluminum soffit with 6” aluminum fascia.
- 19) Trim – Finger joint base, casings & jambs. Choice of design.
Interior doors to be masonite panel doors.
Exterior doors to be smooth **fiberglass** doors. **Vinyl jambs where needed**.
\$500.00 front door allowance / Bathroom door to have **miniblinds**.
Bifold doors to be masonite panel doors.
All hardware to be Kwikset levers. Choice of design and finish.
- 20) Painting – Interior – Two coats walls & ceiling with an **upgrade** acrylic latex paint.
Enamel paint all trim. \$25.00 gallon
Exterior – Two coats with an **elasticized** exterior acrylic paint on the walls.
Enamel paint all doors. \$30.00 gallon
- 21) Insulation – R – 30 blown in all flat areas of living area.
R – 30 **batts** at vaulted ceilings.
R – 11 in garage partition wall.
¾” High “R” foam insulation on all block walls of living area.

- 22) Roof – Roof framing to be engineered roof trusses with a 6/12 pitch as per print. To be sheathed with ½” 4 ply plywood and covered with #15 felt. Volume ceilings as per plan. No OSB (wafer board)
- 23) Roof Shingles – Lifetime Timberline shingles by GAF. Architectural grade
- 24) Closetshelving – Vinyl clad shelving in all closets.
- 25) Electrical Fixtures - \$1,700.00 allowance.
- 26) Venting – 1 – bath fan
1 – bath fan/light
1 – range vent
1 – recessed box dryer vent
40’ – ridge vent
- 27) Appliances - \$2,000.00 allowance. Can be more.
- 28) Driveway & Walks – 1,000 sq. ft. allowance. Additional concrete \$3.00 sq. ft.
Can be more / depends on size. Cheaper than all builders
- 29) Mirrors – 42” high the length of the vanities.
- 30) Floor Coverings - \$14.50 sq. yd. Allowance.
- 31) Tile – Upgrade ceramic tile on wet areas of shower and tub including ceiling. Tile on apron, deck and one foot backsplash of jetted tub.
Floor tile with underlayment at foyer, master bath, hall bath, kitchen, nook, & laundry room. Shoemold at all tile areas
- 32) Fixed Glass – Tempered fixed glass at master shower.
- 33) Glass Block – Acrylic glass block window at master shower.
- 34) Sod – 10,000 sq. ft. Bahia sod.
- 35) Garage Door – 16’ x 7’ steel sectional door with opener.
- 36) Spraycrete – Textured concrete coating on lanai and entry.
- 37) Post Construction Clean up – By Ruane Construction, Inc.