

Dave Largent Homes, Inc.

1402 N. River Vista

Spokane, WA 99224

Office: 509.464.4282

Dave: 509.999.9791

Robert: 509.991.2437

Steve: 509.294-9886

DATE	August 25, 2013
PROPERTY LOCATION	Monroe Rd.
PLAN DESCRIPTION:	Rancher
MAIN FLOOR SQ.FT:	2,707
2ND FLOOR SQ.FT:	1886
BASEMENT SQ.FT:	2,707 Unfinished except family room and bar finished
GARAGE SQ FT	per plan
GARAGE STORAGE	NONE
EXTERIOR SPECIFICATION	PER PLAN AND SPECS
ELEVATION:	PER PLAN
DAYLIGHT BASEMENT:	YES
EXCAVATION:	UNDISTURBED SOIL, CLAY, BASALT
FOOTING MATERIAL:	2500 PSI CONCRETE 1/2" VERICAL REINFORCING STEEL 24" O.C. AS PER CODE.
FOUNDATION MATERIAL:	2500 PSI CONCRETE 1/2" VERTICAL REINFORCING STEEL 24" O.C. 9' FOUNDATION
RADON MITIGATION:	ACTIVE RADON MITIGATION SYSTEM
WATER PROOFING:	ASPHALT EMULTION
WINDOW WELLS:	NONE
FOUNDATION DRAINAGE SYSTEM:	4" PERF PIPE

FRAMING MATERIAL:	SILL PLATES - 2X4 & 2X6 PRESSURE TREATED FIR BEARING WALLS -2X4 FLOOR JOIST BCI 11 7/8 SUB FLOOR - 3/4" T & G OSB EXTERIOR WALL - 2X6 FIR 24" O.C. - ADVANCED FRAMING EXTERIOR SHT - 7/16" O.S.B. INTERIOR WALLS - 2X4 FIR 16" O.C. ROOF FRAMING - MANUFACTURED TRUSSES 24" O.C. ROOF SHEETING -7/16 OS13 SOFFIT-L.P. INNERSEAL
DRIVEWAY:	ASPHALT
FRONT PORCH:	EXPOSED AGGREGATE
BASEMENT PATIO:	EXPOSED AGGREGATE 14X12
DECK:	PER PLAN, TREX DECKING, ALUMN RAIL WITH PICKETS TREX TRANSENDS
WALK:	EXPOSED AGG
ROOF:	30 YR LAMINATE
COLOR:	BY OWNER
ROOF VENTING SYSTEM:	STANDARD ROOF AND SOFFIT VENTS
EXT. ROCK TRIM	PER PLAN INC. STONE ON BACK POSTS
ROCK BRAND AND TYPE	BY OWNER
ROCK POST	NONE
FIREPLACE/GREAT ROOM	
TYPE:	SUPPLIED BY OWNER, BUILDER WILL INSTALL
LOCATION:	GREAT ROOM, FAMILY ROOM AND MASTER BEDROOM
FACING:	ROCK
MANTLE:	ALDER
WINDOWS	
BRAND:	ATRIUM
COLOR:	ALMOND
GRIDS:	PER PLAN
GRID COLOR:	ALMOND
MASTER BATH WINDOW AND TOILET	CLEAR GLASS
SKYLIGHTS:	NONE
FRONT DOOR:	8' X 3'6" ALLOWANCE \$1,500 INC. TAX
HOUSE TO GARAGE:	3'0" TWO PANEL STEEL
PATIO DOORS:	MASTER TO DECK, 2 IN BASEMENT ROUGE VALLEY WOOD
GARAGE TO EXTERIOR DOOR:	3' STEEL 2 PANNEL
HINGES AND HARDWARE	BRONZE
GARAGE DOORS:	
TYPE AND SIZE:	3 10X8 NORTHWEST DOOR CARRIGE PANEL W/ WINDOWS
GARAGE DOOR OPENER:	YES, ALL DOORS
EXTERIOR DIGITAL CODE PAD:	ONE

GARAGE INTERIOR:	UNFINISHED, TO CODE
INSULATION:	
CEILINGS:	R-39
EXTERIOR WALLS:	R-21
UNDER FLOORS:	R-30 CANTILEVERED OVERHANGS
GARAGE:	NONE
BUILDING WRAP:	FELT PAPER
INTERIOR WALLS:	NONE
SIDING:	
EXTERIOR SIDING TYPE:	HARDIE 8" LAP
EXTERIOR GABLES:	NONE
ELECTRICAL:	
CENTRAL VAC	NONE
T.V.	7
PHONE	7
STERO	NONE
SWITCH AND OUTLET COLOR:	ALMOND
LIGHT FIXTURES:	ALLOWANCE: 4,000 INC TAX
SPECIAL:	BUILT IN IRON CENTER
PLUMBING:	NOTE PLASTIC DRAIN PIPES & PEX WATER PIPES
KITCHEN:	
SINK:	GRANITE COMPOSITE
VEGGIE SINK;	NONE
FAUCET:	MOEN STAINLESS
SPECIAL:	
UTILITY ROOM	
SINK:	FIBERGLASS
FAUCET:	CHROME
2ND FLOOR LAUNDRY:	WASHER/DRYER HOOKUP ONLY
POWDER BATH:	
SINK:	NONE
FAUCET:	GLASS VESSEL
TOILET:	MOEN ORB
	ELONGATED
MASTERBATH:	
SINK:	CHINA OVAL UNDERMOUNT
FAUCET:	MOEN ORB
TUB:	??????
TUB FAUCET:	MOEN ORB
SHOWER:	MUD SET
SHOWER TRIM:	MOEN ORB
TOILET:	ELONGATED
3X SECOND FLOOR BATHS:	
SINK:	ABOVE MOUNT OVAL
FAUCET:	TWO HANDLE MOEN BRONZE
TUB OR SHOWER:	FIBERGLASS TUB X 1, FIBERGLASS SHOWER X2
TRIM:	BRONZE
TOILET:	STANDARD

BASEMENT BATH:	ROUGH IN DRAIN PIPES ONLY
SINK:	
FAUCET:	
SHOWER OR TUB:	
TRIM:	
TOILET:	
BASEMENT BAR:	STAINLESS BAR SINK, STAINLESS MOEN BAR FAUCET
SOFT WATER:	ROUGH IN
REC HOT WATER:	YES
INSTANT HOT WATER:	NONE
HOSE BIBS:	2
GARAGE MIXER VAULVE	NONE
SPRINKLER STUBOUT	YES
SEPTIC	BY OWNER
WELL:	NONE
HEATING:	
TYPE AND BRAND:	GAS FIRED RHEEM 90% OR EQUEL
WATER HEATER:	75 GAL
OPTIONAL:	
AIR CONDITIONER:	YES
HUMIDIFIER	NO
ELECTRONIC AIR CLEANER	NO
HEAT PUMP	NO
GAS PIPING:	
FIREPLACE X 3	YES
GAS COOKTOP	YES
GAS DRYER	NO
GAS BBQ	YES
FIRE PIT STUB	NO
DECK CEILING HEATER STUB	NO
SHEETROCK/TEXTURE:	
CORNERS:	ROUND SHEETROCK CORNERS
WALL TEXTURE:	LIGHT SPLATTER
CEILING TEXTURE:	LIGHT STOMP
INTERIOR DOORS: 6'8"	3 PANEL ALDER
CLOSET DOORS:	3 PANEL ALDER
HINGES/HARDWARE:	BRONZE

CLOSET SHELVING:	MELIMINE OR WHITE WIRE
MASTER BEDROOM	2 DOUBLE ROD/SHELF UNITS FREESLIDING
	1 SINGLE ROD/SHELF UNITS FREESLIDING
	4 STORAGE SHELVES
	4 SHOE RACKS
OTHER BEDROOMS	1 ROD SHELF UNIT
LINEN CLOSET	5 SHELF UNITS
INTERIOR MILLWORK:	ALLOWANCE \$5,500 INC. TAX
CASING:	MATERIAL = SP1206 1X4
	SPECIES - ALDER
	STAINED
BASEBOARD:	5" ALDER
	ALDER
	STAINED
WINDOW JAMBS SQUARE:	MATERIAL - 1X5
FULL WRAP ON MAIN FLOOR	SPECIES -ALDER
	STAINED
WINDOW JAMBS SILL ONLY: NONE	MATERIAL - 1X5
	SPECIES - ALDER
	STAINED
STOP MOLDING:	MATERIAL - WM946
	SPECIES - ALDER
STAIR RAIL-BASEMENT:	
TOP RAIL:	HEMLOCK
BALLISTER:	IRON
NEWELL POST:	ALDER 6" BOX
CHAIR RAIL:	
SHADOW BOX:	NONE
WAINSCOTING:	NONE
BUILT IN BOOKCASE:	NONE
ENTERTAINMENT CENTER:	NONE
CROWN MOLDING:	NONE
BEAM CEILING:	NONE
COFFER CEILING:	OFFICE
CEDAR CEILINGS:	NONE
FIREPLACE MANTLE:	ALDER MANTEL
ROCK WALLS:	NONE
COUNTERTOPS	
KITCHEN:	GRANITE
MASTER BATH:	GRANITE
POWDER:	GRANITE
SECOND FLOOR BATHS:	TILE
LAUNDRY:	LAMINATE
BASEMENT BATH:	UNFINISHED
BAR:	GRANITE

SHOWER/TUB SURROUND

MASTERBATH
SECOND FLOOR BATHS:
BASEMENT

TILE
FIBERGLASS
UNFINISHED

BACKSPASHES:

4" CERAMIC TILE PER SELECTION IN BATHS, FULL IN KITCHEN

VINYL:

NONE

TILE:

MASTER BATH, POWDER, LAUNDRY, SECOND FLOOR BATH

BAR:

CARPET:

PER PLAN/SELECTION - ALLOWANCE ITEM

HARDWOOD:

ENTRY, KITCHEN, DINING, HALL

**CARPET, TILE, GRANITE, LAMINATE,
VINYL, HARDWOOD**

ALLOWANCE:60,000 INC. TAX

WALLPAPER:

NONE

CABINETS:

ALLOWANCE:40,000 INC TAX

BRAND:

AFFORRDABLE CUSTOM CABINETS

SPECIAL:**PAINT:**

ONE COLOR WALLS AND CEILINGS

INTERIOR WALLS:

LATEX SATIN

INTERIOR CEILINGS:

LATEX SATIN

ACCENT WALLS:

LATEX SATIN

INTERIOR STAIN:

SAME AS CABINETS

EXTERIOR BODY:

LATEX SATIN

EXTERIOR TRIM:

LATEX SATIN

EXTERIOR SHAKES:

LATEX SATIN

EXTERIOR STAIN:

OIL

APPLIANCES:

COLOR: STAINLESS

DOUBLE OVEN:

YES

COOK TOP:

GAS

HOOD:

YES

DISHWASHER:

YES

REFRIGERATOR:

YES

MICROWAVE:

YES

NOTE: DELIVERY CHARGES ON ALL APPLIANCES

ALLOWANCE \$10,000 INC. TAX

MIRRORS:

PLATE GLASS - FULL WIDTH OF VANITY IN BASEMENT

SHOWER DOORS:

NONE

LANDSCAPING:

NONE

ROCK RETAINING WALLS:

NONE

GUTTERS:

4" CONTINUOUS ALUMINUM W/DOWN SPOUTS AS REQUIRED

NOTE: THERE WILL BE A UPCHARGE FOR GUARDS ON GUTTERS

CENTRAL VAC:

NONE

SECURITY:

ROUGH IN

ALLOWANCE ITEMS RECAP:

ITEM:	ALLOWANCE:
LANDSCAPING:	0
LIGHT FIXTURES	\$6,000
CARPET, TILE, GRANITE, VINYL, HARDW LAMINATE	\$60,000
CABINETS	\$40,000
APPLIANCES	\$10,000
FRONT DOOR	\$1,500
ASPHALT DRIVEWAY	BY OWNER
ROCK RETAINING WALLS	0
SEPTIC	BY OWNER
CLOSET SHELVES	\$5,500

AUTHORIZED BY: _____
Dave Largent, Builder Date

AUTHORIZED BY: _____
Owner/Purchaser Date

AUTHORIZED BY: _____
Owner/Purchaser Date

PLEASE NOTE: BUILDER MAY SUBSTITUTE ITEMS AND MATERIALS OF EQUAL VALUE BASED ON AVAILABILITY.
BUILDER WILL NOTIFY PURCHASER WHEN SUBSTITUTION IS DEEMED SIGNIFICANT.

ANY CHANGE REQUESTS TO THE HOME THAT DIFFERS FROM SPECS MUST BE MADE IN WRITING TO DAVE
LARGENT HOMES, INC. AND WILL BE DONE AT A RATE OF COST, PLUS 10%