SPEC INVENTORY
LOT 5 - PRAIRIE VILLAGE
3416 W 77TH TERRACE, PRAIRIE VILLAGE, KS 66208

CUSTOM by Roeser Homes

CONTRACT SALES PRICE	**$ 1,476,696.00**
CHANGE LOG TOTAL	**$ -**
TOTAL SALES PRICE	**$ 1,476,696.00**

BASE COSTS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
BASE PRICE + LOFT	$ 689,950.00			$ -		
LOT PRICE	$ 335,269.00			$ -		
DEMOLITION & PRAIRIE VILLAGE REQUIREMENTS	$ 65,000.00			$ -		
ELEVATION & EXTERIOR	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
HANDCRAFTED IRON DOOR (ALLOWANCE)	$ 18,000.00			$ -		
STONE ON FRONT ELEVATION (ALLOWANCE)	$ 12,000.00			$ -		
WHITE STUCCO ACRYLIC UPGRADE (ALLOWANCE)	$ 10,000.00			$ -		
6' PRIVACY FENCE (ALLOWANCE)	$ 8,000.00			$ -		
UPGRADE TO BLACK WINDOWS ON ELEVATION (ALLOWANCE)	$ 8,000.00			$ -		
IRRIGATION SYSTEM (ALLOWANCE)	$ 6,000.00			$ -		
BRICK ON FRONT PORCH ENTRY (ALLOWNCE)	$ 5,500.00			$ -		
GARAGE DOOR TRIM DESIGN (#11)	$ 3,000.00			$ -		
UPGRADE WINDOWS TO CASEMENT (13) ($175/EACH)	$ 2,275.00			$ -		
METAL EYE BROWS	$ 2,500.00			$ -		
BLACK ROOF UPGRADE	$ 1,000.00			$ -		
ADDITIONAL GARAGE WINDOWS (1) ($975/EACH)	$ 975.00			$ -		
ADDITIONAL OUTLET (3) ($250/EACH)	$ 750.00			$ -		
CHRISTMAS LIGHT PACKAGE	$ 600.00			$ -		
SCONCES (2) FRONT ELEVATION ($215/EACH TO WIRE & HANG) (FIXTURES EXTRA)	$ 430.00			$ -		
GRILLS ON WINDOWS (10) $20/EACH	$ 200.00			$ -		
COVERED PORCH	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
GAS GRILL W/ METAL CABINET DOORS (ALLOWANCE)	$ 7,500.00			$ -		
CEDAR CEILING	$ 4,300.00			$ -		
NATURAL STONE ON GRILL (ALLOWANCE)	$ 3,395.00			$ -		
GAS LINE FOR GRILL	$ 1,500.00			$ -		
QUARTZ TOP ON BEVERAGE CENTER & GRILL AREA (ALLOWANCE)	$ 1,500.00			$ -		
PARTY LIGHT OUTLET W/ SWITCH ($600/EACH)	$ 600.00			$ -		
ADDITIONAL OUTLET (2) ($250/EACH)	$ 500.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
ENTRY	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
WAINSCOTING - (ALLOWANCE)	$ 5,000.00			$ -		
DINING ROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
6' x 8' PELLA LIFESTYLES SLIDING GLASS DOOR	$ 5,250.00			$ -		
ADDITIONAL WINDOWS (1) ($975/EACH)	$ 975.00			$ -		
PREP KITCHEN	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
CABINETS - UNITS & PAINT (ALLOWANCE)	$ 3,500.00			$ -		
COUNTERTOPS (ALLOWANCE)	$ 2,000.00			$ -		
STANDARD SINK & FIXTURE	$ 2,000.00			$ -		
ADDITIONAL WINDOWS (1) ($975/EACH)	$ 975.00			$ -		
PANTRY	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
FACE FRAME SHELVES	$ 875.00			$ -		
KITCHEN	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
CABINET UPGRADES (ALLOWANCE)	$ 7,000.00			$ -		
CUSTOM WOOD HOOD	$ 1,950.00			$ -	MULTIPLE SELECTIONS AVAILABLE	
COUNTERTOP UPGRADES (ALLOWANCE)	$ 1,325.00			$ -		
220V OUTLET	$ 1,250.00			$ -		
GLASS CABINET DOORS (4) ($250/EACH) (ALLOWANCE)	$ 1,000.00			$ -		
UPGRADED SINK (ALLOWANCE)	$ 325.00			$ -		
ADDITIONAL OUTLET BEVERAGE CENTER (1) ($75/EACH)	$ 75.00			$ -		
GREAT ROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
LIMESTONE MANTEL (ALLOWANCE)	$ 9,075.00			$ -		
BUILT-IN CABINETS NEXT TO FIREPLACE - UNITS & PAINT (ALLOWANCE)	$ 6,383.00			$ -		
BRICK ON FIREPLACE TO CEILING (ALLOWANCE)	$ 4,750.00			$ -		
FIREPLACE UPGRADE	$ 925.00			$ -	UPGRADED TO "CALIBER" FIREPLACE IN GREAT ROOM	
1/2 BATH	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
COUNTERTOP UPGRADES (ALLOWANCE)	$ 175.00			$ -	CALACATTA LAZA QUARTZ	
MASTER BEDROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
TRIM ACCENT WALL (ALLOWANCE)	$ 3,250.00			$ -		

MASTER BATHROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
TRIM ACCENT WALL (ALLOWANCE)	$ 3,000.00			$ -		
CABINET UPGRADES (ALLOWANCE)	$ 5,200.00			$ -		
FREE STANDING TUB (ALLOWANCE)	$ 2,455.00			$ -		
FRAMELESS SHOWER DOOR (INCLUDED) W/ GLASS WALL (1) ($1,500)	$ 1,500.00			$ -		
QUARTZ BENCH & QUARTZ THRESHOLD IN SHOWER (ALLOWANCE)	$ 1,050.00			$ -		
UNDER CABINET LIGHTS (3) ($250/EACH)	$ 750.00			$ -		
OBSCURED WINDOWS (2) ($150/EACH)	$ 300.00			$ -		
MASTER CLOSET	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
UPPER EXTENSION PULL DOWN RODS (6) ($250/EACH)	$ 1,500.00			$ -		
FACE FRAME SHELVES	$ 1,075.00			$ -		
MAKE-UP DESK & COUNTERTOP - UNITS & PAINT (ALLOWANCE)	$ 2,500.00			$ -		
DRESSER - UNITS & PAINT (ALLOWANCE)	$ 2,500.00			$ -		
LAUNDRY ROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
STANDARD SINK & FIXTURE	$ 2,000.00			$ -		
UPSTAIRS	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
ADDITIONAL WINDOWS IN UPSTAIRS BEDROOMS (3) & LOFT (1) ($975/EACH)	$ 3,900.00			$ -		
ADDITIONAL CAN LIGHTS IN UPSTAIRS BEDROOMS (12) & LOFT (2') ($215/EACH)	$ 3,010.00			$ -		
UPSTAIRS LAUNDRY	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
LAUNDRY ROOM UPSTAIRS	$ 4,500.00			$ -		
CABINET UPGRADES (ALLOWANCE)	$ 1,561.00			$ -		
COUNTERTOP UPGRADES (ALLOWANCE)	$ 1,000.00			$ -		
UPSTAIRS 3/4 BATH	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
CABINET UPGRADES (ALLOWANCE)	$ 326.00			$ -		
MISCELLANEOUS	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
LOW VOLTAGE UPGRADES (ALLOWANCE)	$ 4,200.00			$ -		
UPGRADE INTERIOR DOORS ON MAIN FLOOR ONLY TO 8' (11) ($150/EACH) & GARAGE ENTRY DOOR ($750/EACH)	$ 2,400.00			$ -		
SUB PANEL	$ 950.00			$ -		
APPLIANCE PANEL INSTALL (ALLOWANCE)	$ 840.00			$ -		
HARDWARE UPGRADES (ALLOWANCE)	$ 1,105.00			$ -		
PAINT UPGRADES (ALLOWANCE)	$ 1,150.00			$ -		
BASEMENT FINISH	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
STANDARD BASEMENT FINISH ($49 SQFT x 1,481 SQFT)	$ 72,569.00			$ -		
FIREPLACE IN BASEMENT ($7,000) W/ STONE TO CEILING ($3,500) (ALLOWANCE)	$ 10,500.00			$ -		
BUILT-IN CABINETS NEXT TO FIREPLACE - UNITS & PAINT (ALLOWANCE)	$ 3,701.00			$ -		
FIREPLACE UPGRADE	$ 925.00			$ -	UPGRADED TO "CALIBER" FIREPLACE	
KNEE WALL	$ 2,350.00			$ -		
BASEMENT BEDROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
ADDITIONAL CAN LIGHTS IN BEDROOM (4) ($215/EACH)	$ 860.00			$ -		
BASEMENT FINISH 3/4 BATHROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
3/4 BATHROOM (SHOWER, TOILET, VANITY, TILE FLOOR, TRIMMED MIRROR, BATH HARDWARE, ETC.)	$ 9,000.00			$ -		
BASEMENT 1/2 BATHROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
1/2 BATHROOM (TOILET, VANITY, TILE FLOOR, TRIMMED MIRROR, BATH HARDWARE, ETC.)	$ 7,500.00			$ -		
CABINET UPGRADES (ALLOWANCE)	$ 147.00			$ -		
GRANITE OR QUARTZ TOP W/ UNDERMOUNT SINK	INCLUDED			$ -	STANDARD OPTIONS INCLUDED	
BASEMENT FINISH - BASEMENT BAR	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
BASEMENT BAR CABINETS - UNIT & PAINT (ALLOWANCE)	$ 8,525.00			$ -		
BASEMENT BAR COUNTERTOPS (ALLOWANCE)	$ 5,310.00			$ -	CALACATTA LAZA QUARTZ	
APPLIANCES - UNITS & ELECTRICAL (ALLOWANCE)	$ 4,477.00			$ -	MICROWAVE, DISHWASHER, & (2) BEVERAGE CENTER	
STANDARD SINK & FIXTURE	$ 2,000.00			$ -		
GLASS CABINET DOORS (8) ($200/EACH)	$ 1,600.00			$ -		
BASEMENT BAR GARBAGE DISPOSAL	$ 550.00			$ -		
UNDER CABINET LIGHTS (2) ($250/EACH)	$ 500.00			$ -		
UPGRADED SINK (ALLOWANCE)	$ 395.00			$ -		
BASEMENT FINISH - OFFICE	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
BOOKCASE - UNIT & PAINT (ALLOWANCE)	$ 3,253.00			$ -		
GLASS CABINET DOORS (8) ($200/EACH)	$ 1,600.00			$ -		
ADDITIONAL CAN LIGHTS IN (2) ($215/EACH)	$ 430.00			$ -		

SELECTION OVERAGES	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	$ 12,000.00			$ -		
CARPET SELECTION ($20/YARD STANDARD)	$ 4,600.00			$ -		
LIGHTING SELECTION ($4,000 STANDARD)	$ 12,000.00			$ -		
APPLIANCE SELECTION ($5,000 STANDARD)	$ 9,250.00			$ -		
PLUMBING SELECTION (STANDARD FIXTURE PACKAGE)	$ 4,650.00			$ -		
LANDSCAPING SELECTION ($2,500 STANDARD)	$ 2,000.00			$ -		
DISCOUNT / COMMISSION REDUCTION	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**