SPEC INVENTORY
LOT 80 - WILDHORSE
9711 W. 176TH TERRACE, OVERLAND PARK, KS 66221

the ROANOKE by Roeser Homes

SALES PRICE $ 1,256,636.00
CHANGE LOG $ -
TOTAL SALES PRICE $ 1,256,636.00

BASE COSTS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
BASE PRICE - ROANOKE 2	$ 714,950.00			$ -		
LOT PRICE	$ 210,000.00			$ -		
COMMUNITY REQUIREMENTS (STD SPRINKLER SYSTEM, FULL STUCCO/LAP SIDING, 4-SIDED TRIM & ADDRESS PLATE)	$ 28,150.00			$ -		
ELEVATION, EXTERIOR, & GARAGE	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
10' BASEMENT PACKAGE	$ 23,406.00			$ -		
NATURAL STONE ON FRONT ELEVATION (ALLOWANCE)	$ 19,000.00			$ -	COMMUNITY REQUIREMENT NATURAL STONE	
8' FRONT DOOR (ALLOWANCE)	$ 19,000.00			$ -		
UPGRADE WINDOWS TO BLACK EXTERIOR/WHITE INTERIOR (ALLOWANCE)	$ 9,000.00			$ -	GERKIN BLACK EXTERIOR/WHITE INTERIOR	
EXPANDED FRONT PORCH	$ 6,500.00			$ -		
PAINT UPGRADES (ALLOWANCE)	$ 3,350.00			$ -		
TRIM DESIGN GARAGE DOORS	$ 3,000.00			$ -		
UPGRADE WINDOWS TO CASEMENT (13) ($175/EACH)	$ 2,275.00			$ -		
UPGRADE TO JACKSHAFT OPENER ON 3RD CAR GARAGE	$ 1,500.00			$ -		
PAINT INTERIOR OF GARAGE	$ 1,150.00			$ -	(1) COLOR; MATCH HOUSE BASE COLOR	
UPGRADE TO BLACK SHINGLES ON ROOF ($1,000)	$ 1,000.00			$ -		
EXTERIOR CAN LIGHTS (4) ($215/EACH)	$ 860.00			$ -		
METAL EYEBROWS (1) OFFICE ($950) (1) UPSTAIRS BEDROOM ($750) (1) GARAGE ($1,500) ALLOWANCE	$ 3,200.00			$ -		
BOARD & BATTEN (1) BEDROOM PEAK $950 (2) BACK PEAKS ($750/EACH)	$ 2,450.00			$ -		
COVERED PORCH	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
GRILL STATION W/ QUARTZ TOP AND STONE FAÇADE (ALLOWANCE)	$ 12,000.00			$ -		
CABINETS - UNITS & PAINT (ALLOWANCE)	$ 3,000.00			$ -		
BEVERAGE CENTER - UNIT & ELECTRICAL (ALLOWANCE)	$ 1,349.00			$ -		
GAS LINE FOR GRILL	$ 1,500.00			$ -		
COUNTERTOPS (ALLOWANCE)	$ 1,500.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
ADDITIONAL EXTERIOR OUTLET (1) ($250)	$ 250.00			$ -		
KITCHEN	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
COUNTERTOP UPGRADES (ALLOWANCE)	$ 4,000.00			$ -		
CABINET UPGRADES (ALLOWANCE)	$ 3,500.00			$ -		
CUSTOM WOOD HOOD	$ 1,950.00			$ -	MULTIPLE SELECTIONS AVAILABLE	
CABINETS TO 10' CEILING	$ 1,250.00			$ -		
UPGRADED SINK (ALLOWANCE)	$ 325.00			$ -		
ADDITIONAL CANS (5) ($215/EACH)	$ 645.00			$ -	5 ADDITIONAL CAN LIGHTS & CREDIT FOR 2 FIXTURES	
MUDROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
LOCKERS & MUD BENCH - UNIT & PAINT (ALLOWANCE)	$ 7,000.00			$ -		
8' POCKET DOOR	$ 1,250.00			$ -		
PREP KITCHEN	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
CABINETS - UNITS & PAINT (ALLOWANCE), WITH ACCENT LIGHTING (3) ($250/EACH)	$ 10,750.00			$ -		
COUNTERTOPS (ALLOWANCE)	$ 3,695.00			$ -		
SINK - STANDARD SINK & FIXTURE ($1,750) W/ GARBAGE DISPOSAL ($550)	$ 2,550.00			$ -		
BEVERAGE CENTER - UNIT & ELECTRICAL (ALLOWANCE)	$ 1,349.00			$ -		
ADDITIONAL WINDOWS (1) ($975/EACH)	$ 975.00			$ -		
UPGRADED SINK (ALLOWANCE)	$ 325.00			$ -		
ADDITIONAL FIXTURE (1) ($215/EACH)	$ 215.00			$ -		
ADDITIONAL OUTLET (3) ($75/EACH)	$ 225.00			$ -		
DINING ROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
9 x 8 LIFESTYLES SLIDING DOOR	$ 8,475.00			$ -		
HUTCH W/ WHITE OAK FLOATING SHELVES, & GLASS TOPS - UNIT & PAINT (ALLOWANCE) W/ ACCENT LIGHTING (2) ($250/EACH)	$ 5,000.00			$ -		
COUNTERTOPS (ALLOWANCE)	$ 1,000.00			$ -		
ACCENT LIGHTING (2) ($250/EACH)	$ 500.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
GREAT ROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
LINEAR FIREPLACE	$ 5,905.00			$ -	LINEAR MEZZO 48", WITH LOG LIGHTER	
BUILT-IN CABINETS - UNITS & PAINT W/ WHITE OAK SHELVES (ALLOWANCE), & LIGHTING (4) ($250/EACH)	$ 6,000.00			$ -		
GRANITE FIREPLACE SURROUND (ALLOWANCE)	$ 3,195.00			$ -		
GLASS CABINET DOORS (8) ($125/EACH) (ALLOWANCE)	$ 1,000.00			$ -		
STAIR SCONCES (3) ON STAIRWAY UP ($215/EACH TO WIRE & HANG) - FIXTURE EXTRA	$ 645.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
WHITE OAK MANTEL (ALLOWANCE)	$ 250.00			$ -		
OFFICE	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
PREFINISHED WOOD FLOORS	$ 2,500.00			$ -		
8' GLASS DOOR - 1-LITE GLASS DOOR	$ 1,900.00			$ -		
ADDITIONAL CAN LIGHTS (4) ($215/EACH)	$ 860.00			$ -		
1/2 BATHROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
TRIM WALL (ALLOWANCE)	$ 5,500.00			$ -		
LED TOE KICK LIGHT (1) ($215/EACH)	$ 215.00			$ -		
UPGRADED VANITY (ALLOWANCE)	$ 200.00			$ -		
MASTER BEDROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
PREFINISHED WOOD FLOORS	$ 4,000.00			$ -		
TRIM ACCENT WALL (ALLOWANCE)	$ 3,500.00			$ -		

MASTER BATHROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
GLASS SURROUND ($2,500) W/ UPGRADED FRAMELESS SHOWER DOOR (INCLUDED) W/ WALL CAP & CURB, QUARTZ SHOWER SEAT	$ 3,275.00			$ -		
FREE-STANDING TUB (ALLOWANCE)	$ 2,575.00			$ -		
CABINET UPGRADES (ALLOWANCE)	$ 2,000.00			$ -		
UPGRADE TRANSOM WINDOWS W/ SEEDED GLASS & WHITE OAK JAMBS (ALLOWANCE)	$ 2,525.00			$ -		
EXTRA DRAWERS IN MASTER BATHROOM VANITY (2) ($250) W/ UNDER CABINET LED LIGHTS ($250)	$ 750.00			$ -		
WHITE OAK CABINET UPGRADE (ALLOWANCE)	$ 600.00			$ -		
VANITY STOOL UPPER - UNIT & PAINT (ALLOWANCE)	$ 457.00			$ -		
UNDER CABINET LIGHTING (2) ($250/EACH)	$ 500.00			$ -		
LED LIGHT MASTER TUB (1) ($250/EACH)	$ 250.00			$ -		
LED TOE KICK LIGHT (1) ($215/EACH)	$ 215.00			$ -		
RAIN HEAD	INCLUDED			$ -	(2) SHOWER HEADS INCLUDED	
ZERO ENTRY	INCLUDED			$ -		
MASTER CLOSET	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
UPPER EXTENSION PULL DOWN RODS (6) ($250/EACH)	$ 1,500.00			$ -		
FACE FRAME SHELVES	$ 1,500.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
ADDITIONAL FIXTURE (1) ($215/EACH)	$ 215.00			$ -		
LAUNDRY ROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
8' POCKET DOOR	$ 1,250.00			$ -		
6' FLOATING SHELVES (2) ($500/EACH)	$ 1,000.00			$ -		
ADDITIONAL WINDOWS IN (1) ($975/EACH)	$ 975.00			$ -		
SINK - STANDARD SINK & FIXTURE ($2,000)	$ 2,000.00			$ -		
UPGRADE WINDOWS TO OBSCURED (1) ($150/EACH)	$ 150.00			$ -		
UNDER CABINET LIGHTING (1) ($250/EACH)	$ 250.00			$ -		
UPSTAIRS	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
ADDITIONAL CAN LIGHTS (12) ($215/EACH)	$ 2,580.00			$ -		
ADDITIONAL WINDOWS IN UPSTAIRS BACK BEDROOM & FRONT BEDROOM (2) ($975/EACH)	$ 1,950.00			$ -		
MISCELLANEOUS	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
LOW VOLTAGE UPGRADES (ALLOWANCE)	$ 14,215.00			$ -	WIRED INTERNET, WIFI, HOME SECURITY, CAMERAS, MUSIC	
PAINT/STAIN UPGRADES (ALLOWANCE)	$ 3,775.00			$ -		
EXPANDED EGRESS WELL FOR ADDITIONAL WINDOW (ALLOWANCE)	$ 1,500.00			$ -		
UPGRADE TO 8' INTERIOR DOORS ON MAIN LEVEL (9) ($150/EACH)	$ 1,350.00			$ -		
ADDITIONAL WINDOWS LOWER LEVEL (1) ($975/EACH)	$ 975.00			$ -		
UPGRADED HARDWARE (ALLOWANCE)	$ 850.00			$ -		
UPGRADE TO 8' DOOR TO GARAGE	$ 750.00			$ -		
STUB FOR FUTURE BAR	$ 950.00			$ -		
STUB FOR FUTURE 1/2 BATH	$ 795.00			$ -		
400 AMP SERVICE	INCLUDED			$ -		
2ND HVAC	INCLUDED			$ -		
SELECTION OVERAGES	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	$ 7,500.00			$ -		
CARPET SELECTION ($20/YARD STANDARD)	$ 5,000.00			$ -		
LIGHTING SELECTION ($4,000 STANDARD)	$ 5,000.00			$ -		
APPLIANCE SELECTION ($5,000 STANDARD)	$ 8,700.00			$ -		
PLUMBING SELECTION (STANDARD FIXTURE PACKAGE)	$ 5,500.00			$ -	AMOUNT REFLECTED OVER STANDARD	
LANDSCAPING SELECTION ($2,500 STANDARD)**	$ 12,500.00			$ -	$6,000 COMMUNITY REQUIREMENT (1) HARD WOOD TREE I FRONT YARD & (1) HARD WOOD TREE IN BACK 4" IN DIAMETER, & DOWN SPOUTS BURIED (DOES NOT INCLUDE MULCH OR ROCK)	