SPEC INVENTORY
HIDDEN LAKE ESTATES - LOT 103
10644 S. ZARDA DR. OLATHE, KS 66061

the CARTER 3
by Roeser Homes

CONTRACT SALES PRICE	**$ 1,832,756.40**
CHANGE LOG TOTAL	**$ -**
TOTAL SALES PRICE	**$ 1,832,756.40**

BASE COSTS	CONTRACT	NOTES	APPROVED
BASE PRICE - CARTER 3	$ 814,950.00		
LOT PRICE	$ 329,950.00		
COMMUNITY REQUIREMENTS (50 YEAR, 4 SIDED PAINTED TRIM, & STUCCO/LAP SIDING, & IRRIGATION)	$ 81,500.00		
ELEVATION & EXTERIOR	**CONTRACT**	**NOTES**	**APPROVED**
10' BASEMENT PACKAGE (ALLOWANCE)	$ 40,000.00		
STONE ON FRONT ENTRY, WAINSCOTING OFFICE & WAINSCOTING GARAGE (ALLOWANCE)	$ 25,000.00		
RETAINING WALL (ALLOWANCE)	$ 45,000.00		
BLACK/EXTERIOR WHITE/INTERIOR WINDOWS (ALLOWANCE)	$ 21,000.00		
SOD OVERAGE - 18,713 SQ FT LOT - 12,000 SQ FT LOT STANDARD X $2.80 PER SQ FT	$ 18,796.40		
8' FRONT DOORS W/ SIDELIGHTS (ALLOWANCE)	$ 18,000.00		
SPRINKLER OVERAGE - ESTATE SIZE LOT - EXTRA ZONE & HEADS (ALLOWANCE)	$ 7,500.00		
TRIM GARAGE DOORS	$ 6,750.00	5 CAR GARAGE	
CORBELS (4) ($225/EACH)	$ 900.00		
CHRISTMAS LIGHT OUTLET IN SOFFIT W/ SWITCH	$ 600.00		
ADDITIONAL FIXTURES (5) ($175/EACH)	$ 875.00		
GARAGE	**CONTRACT**	**NOTES**	**APPROVED**
ADDITIONAL WINDOWS (2) ($975/EACH)	$ 1,950.00	4 INCLUDED 6 TOTAL	
UPGRADE TO JACKSHAFT GARAGE DOOR OPENERS (3) ($550/EACH) + OUTLETS (3) WITH TALL GARAGE RAIL	$ 1,875.00		
DEDICATED OUTLETS (2) ($250/EACH)	$ 500.00		
DOOR TO BACKYARD	$ 3,000.00		
COVERED DECK	**CONTRACT**	**NOTES**	**APPROVED**
CABINETS - UNITS & PAINT (ALLOWANCE)	$ 6,000.00		
GRILL, GRILL DRAWERS, & TRASH DRAWER (ALLOWANCE)	$ 5,000.00		
STONE ON GRILL (ALLOWANCE)	$ 4,000.00		
GAS LINE FOR GRILL	$ 1,500.00		
BRICK ON BACK OF GRILL STATION (ALLOWANCE)	$ 3,000.00		
OFFICE (STUDY)	**CONTRACT**	**NOTES**	**APPROVED**
TRIM DETAIL ON CEILING W/ BEAMS (ALLOWANCE)	$ 13,650.00		
CABINETS - UNIT & PAINT (ALLOWANCE)	$ 6,000.00		
PREFINISHED WOOD FLOORS	$ 3,000.00		
ADDITIONAL WINDOW (1) ($975/EACH)	$ 975.00		
ROUND WINDOW (1) (ALLOWANCE)	$ 1,500.00		
GREAT ROOM	**CONTRACT**	**NOTES**	**APPROVED**
BUILT-IN LOWER CABINETS - UNIT & PAINT (ALLOWANCE)	$ 4,500.00		
FIREPLACE UPGRADE (ALLOWANCE)	$ 1,000.00	CALIBER FIREPLACE UPGRADE	
CUSTOM MANTLE (ALLOWANCE)	$ 8,600.00		
STAIR LIGHTS (ALLOWANCE)	$ 1,500.00		
SCONCE (2) ABOVE CABINETS ($215/EACH TO WIRE & HANG) - FIXTURES EXTRA	$ 430.00		
DINING ROOM	**CONTRACT**	**NOTES**	**APPROVED**
12'x8' PELLA PROLINE SLIDING GLASS DOOR	$ 14,250.00		
WHITE OAK SPINE ($2,500) W/ LEGS DOWN (6) ($850/EACH)	$ 7,600.00		
HUTCH CABINETS, FLOATING SHELVES & ACCENT LIGHTS - UNITS & PAINT (ALLOWANCE)	$ 6,500.00		
ADDITIONAL TRANSOM WINDOWS (3) ($675/EACH)	$ 2,025.00		

KITCHEN	CONTRACT	NOTES	APPROVED
CABINET UPGRADES (ALLOWANCE)	$ 8,000.00		
QUARTZ BACKSPLASH (ALLOWANCE)	$ 5,000.00		
UPGRADED QUARTZ COUNTERTOPS (ALLOWANCE)	$ 4,000.00		
CUSTOM WOOD HOOD	$ 1,950.00		
CABINETS TO 10' CEILING	$ 1,250.00		
BAR CABINETS - UNIT & PAINT (ALLOWANCE)	$ 4,000.00		
PREP KITCHEN	**CONTRACT**	**NOTES**	**APPROVED**
CABINETS - UNIT & PAINT (ALLOWANCE)	$ 10,000.00		
QUARTZ COUNTER TOPS (ALLOWANCE)	$ 4,000.00		
SINK - STANDARD SINK & FIXTURE	$ 2,000.00		
APPLIANCES - UNITS (ALLOWANCE)	$ 6,000.00	ASSUMES ICE MAKER & BEVERAGE CENTER	
FLOOR DRAIN FOR ICE MAKER	$ 550.00		
WATER LINE FOR ICE MAKER	$ 250.00		
GARBAGE DISPOSAL	$ 550.00		
UPGRADED SINK (ALLOWANCE)	$ 500.00		
ADDITIONAL OUTLETS (2) ($75/EACH)	$ 150.00	ICE MAKER & BEVERAGE CENTER	
MUDROOM	**CONTRACT**	**NOTES**	**APPROVED**
BENCH W/ LOCKERS - UNIT & PAINT (ALLOWANCE)	$ 7,500.00		
SHIPLAP	$ 750.00		
ADDITIONAL (2) CUBBIES ($200/EACH)	$ 400.00		
1/2 BATHROOM	**CONTRACT**	**NOTES**	**APPROVED**
CABINET UPGRADES (ALLOWANCE)	$ 500.00		
UPGRADED QUARTZ COUNTERTOPS (ALLOWANCE)	$ 500.00		
COMFORT-HEIGHT ELONGATED TOILET	INCLUDED		
GRANITE OR QUARTZ ON VANITY W/ UNDERMOUNT SINK	INCLUDED		
LAUNDRY ROOM	**CONTRACT**	**NOTES**	**APPROVED**
CABINET UPGRADES (ALLOWANCE)	$ 3,625.00		
UPGRADED COUNTERTOPS (ALLOWANCE)	$ 2,000.00		
8' POCKET DOOR	$ 1,250.00		
MASTER BEDROOM	**CONTRACT**	**NOTES**	**APPROVED**
TRIM DETAIL ON CEILING (ALLOWANCE)	$ 12,000.00		
PREFINISHED WOOD FLOORS	$ 4,500.00		
ADDITIONAL TRANSOM WINDOWS (3) ($675/EACH)	$ 2,025.00		
MASTER BATHROOM	**CONTRACT**	**NOTES**	**APPROVED**
FREE-STANDING TUB (ALLOWANCE)	$ 2,950.00	INCLUDES PLUMBING & TUB	
TRIM DETAIL (ALLOWANCE)	$ 3,000.00		
MAKE UP VANITY W/ TRIMMED MIRROR & FIXTURES (2) - UNIT & PAINT (ALLOWANCE)	$ 2,500.00	FIXTURES PART OF LIGHTING OVERAGE	
RAIN HEAD IN SHOWER	$ 950.00		
ZERO ENTRY SHOWER	INCLUDED		
FRAMELESS SHOWER DOOR (1) ($2,500/EACH)	$ 2,500.00	(1) INCLUDED (1) ADDITIONAL	
HEATED TILE FLOOR (ALLOWANCE)	$ 3,075.00		
MASTER CLOSET	**CONTRACT**	**NOTES**	**APPROVED**
FACE FRAME SHELVES	$ 1,500.00		
UPPER EXTENSION PULL DOWN RODS (6) ($250/EACH)	$ 1,500.00	TOTAL # MAY VARY WITH FINAL DESIGN	
UPSTAIRS BEDROOMS & LOFT	**CONTRACT**	**NOTES**	**APPROVED**
ADDITIONAL CAN LIGHTS (12) IN UPSTAIRS BEDROOMS ($215/EACH)	$ 2,580.00		
ADDITIONAL WINDOWS (4) IN BEDROOMS ($975/EACH)	$ 3,900.00		
WINDOW SEAT IN FRONT BEDROOM - UNIT AND PAINT (ALLOWANCE)	$ 2,500.00		
2ND LAUNDRY ROOM	$ 5,500.00		
MISCELLANEOUS	**CONTRACT**	**NOTES**	**APPROVED**
LOW VOLTAGE UPGRADES (ALLOWANCE)	$ 17,000.00		
UPGRADE TO 8' DOORS MAIN FLOOR (12) ($150/EACH) & 8' GARAGE ENTRY DOOR ($750)	$ 2,550.00		
PAINT UPGRADES (ALLOWANCE)	$ 5,000.00		
FACE FRAME SECONDARY CLOSETS (ALLOWANCE)	$ 2,000.00		
LOW LEVEL	**CONTRACT**	**NOTES**	**APPROVED**
EXPANDED EGRESS WELL (2) ($1,700/EACH)	$ 3,400.00		
ADDITIONAL WINDOW (4) ($975/EACH)	$ 2,925.00		

SELECTION OVERAGES	CONTRACT	NOTES	APPROVED
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	$ 20,000.00		
CARPET SELECTION ABOVE STANDARD ($20/YARD STANDARD INCLUDED)	$ 10,000.00		
LIGHTING SELECTION ABOVE STANDARD ($4,000 STANDARD INCLUDED)	$ 30,000.00		
APPLIANCE SELECTION ABOVE STANDARD ($5,000 STANDARD INCLUDED)	$ 65,000.00		
PLUMBING SELECTION (STANDARD FIXTURE PACKAGE)	$ 10,000.00		
LANDSCAPING SELECTION ABOVE STANDARD ($2,500 STANDARD INCLUDED)	$ 40,000.00		