SPEC INVENTORY
LOT 95 - WILDHORSE
17621 KNOX STREET, OVERLAND PARK, KS 66221

the ROANOKE by Roeser Homes

SALES PRICE $ 1,670,279.00
CHANGE LOG $ -
TOTAL SALES PRICE $ 1,670,279.00

BASE COSTS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
BASE PRICE - ROANOKE 2	$ 714,950.00			$ -		
LOT PRICE	$ 210,000.00			$ -		
WALKUP/WALKOUT PACKAGE (WINDOWS (3), DOOR (1), COMPOSITE DECKING W/ METAL RAILING , FRAMED DOWNWALLS, CONCRETE EGRESS WELL, 2ND SUMP PUMP)	$ 24,750.00			$ -		
COMMUNITY REQUIREMENTS (4 SIDED STUCCO, 4 SIDED TRIM PAINT, IRRIGATION SYSTEM, ADDRESS PLAQUE ($350 ALLOWANCE), BASEMENT WALL DRAPE (OP REQUIREMENT)	$ 30,850.00			$ -		
ELEVATION, EXTERIOR, & GARAGE	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
10' BASEMENT PACKAGE	$ 11,725.00			$ -		
UPGRADE WINDOWS TO BLACK EXTERIOR/WHITE INTERIOR	$ 10,384.00			$ -	GERKIN BLACK EXTERIOR/WHITE INTERIOR	
NATURAL STONE ON FRONT ELEVATION/UPGRADED STONE SIERRA	$ 16,995.00			$ -	COMMUNITY REQUIREMENT NATURAL STONE	
8' HANDCRAFTED IRON DOUBLE FRONT DOORS	$ 18,495.00			$ -		
BRICK FRONT PORCH	$ 17,835.00					
EXPANDED FRONT PORCH	$ 6,500.00			$ -		
SUSPENDED FRONT PORCH	$ 6,500.00			$ -		
RETAINING WALL	$ 7,575.00			$ -		
METAL EYEBROWS (1) OFFICE ($1,250) (1) UPSTAIRS BEDROOM ($950) (1) GARAGE ($2,500)	$ 4,700.00			$ -		
PAINT UPGRADES (ALLOWANCE)	$ 3,350.00			$ -		
TRIM DESIGN GARAGE DOORS	$ 3,000.00			$ -		
UPGRADE WINDOWS TO CASEMENT (12) ($175/EACH)	$ 2,100.00			$ -		
PAINT INTERIOR OF GARAGE	$ 1,150.00			$ -	(1) COLOR; MATCH HOUSE BASE COLOR	
EXTERIOR CAN LIGHTS (4) ($215/EACH)	$ 860.00			$ -		
COVERED DECK	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
GRILL STATION, CABINETS, & TRASH PULLOUT	$ 6,490.00			$ -		
GRILL STATION STONE FAÇADE	$ 5,435.00			$ -		
GAS LINE FOR GRILL	$ 1,500.00			$ -		
COUNTERTOPS (ALLOWANCE)	$ 1,500.00			$ -		
ADDITIONAL CAN LIGHTS DECK (2) ($215/EACH)	$ 430.00			$ -		
ADDITIONAL EXTERIOR OUTLET (1) ($250)	$ 250.00			$ -		
KITCHEN	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
COUNTERTOP UPGRADES	$ 3,610.00			$ -	SYMPHONY CARMEN 2CM QUARTZ	
CABINET UPGRADES	$ 16,506.00			$ -	OVEN/MICROWAVE TOWER $475, WALNUT WOOD HOOD UPGRADE $520, WALNUT PERIMETER UPGRADE $1,950, WALNUT ISLAND UPGRADE $944, HARDWOOD PANELS (DOORS & DRAWERS) $293, ISLAND SKIRT & POST STRUCTURE $2,730, EXTRA DRAWERS (10) $1,250, ROLL OUT ORGANIZER $787, ROLL OUT UTENSIL ORGANIZER $787, KITCHEN MITER CUT, DOORS & DRAWERS $1,849, CUSTOM WALNUT KITCHEN SURROUND $3,510, FURNITURE TOE BOARD $650, TRAY DIVIDERS $157, REEDED DOOR INSERTS $607	
CUSTOM WOOD HOOD	$ 1,950.00			$ -	MULTIPLE SELECTIONS AVAILABLE	
CABINETS TO 10' CEILING	$ 1,250.00			$ -		
ADDITIONAL CANS (5) ($215/EACH)	$ 645.00			$ -	5 ADDITIONAL CAN LIGHTS & CREDIT FOR 2 FIXTURES	
UPGRADED SINK	$ 325.00			$ -	KRAUS BLACK COMPOSITE WORK SINK KGUW2-33MBL	
COUNTERTOPS 3" MITERED EDGE	$ 5,150.00			$ -	SYMPHONY CARMEN 2CM QUARTZ	
MUDROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
LOCKERS & MUD BENCH - UNIT & PAINT	$ 5,250.00			$ -		
BRICK FLOORING	$ 3,465.00			$ -		
8' POCKET DOOR	$ 1,250.00			$ -		
PREP KITCHEN	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
CABINETS - UNITS & PAINT	$ 13,600.00			$ -	PREP KITCHEN $11,357, MITER CUT DOORS & DRAWERS $1,619, 50 QUART TRASH $624	
COUNTERTOPS	$ 2,230.00			$ -	SYMPHONY CARMEN 2CM QUARTZ	
COUNTERTOPS 3" MITERED EDGE	$ 1,690.00			$ -	SYMPHONY CARMEN 2CM QUARTZ	
COUNTERTOPS FULL SPLASH	$ 5,960.00			$ -	SYMPHONY CARMEN 2CM QUARTZ	
SINK - STANDARD SINK & FIXTURE ($2,000) W/ GARBAGE DISPOSAL ($550)	$ 2,550.00			$ -		
APPLIANCES - UNITS	$ 5,770.00			$ -	U/C BEVERAGE CENTER, WINE/BEVERAGE CENTER, MICROWAVE/OVEN, & HANDLE KIT	
ADDITIONAL WINDOWS (1) ($975/EACH)	$ 975.00			$ -		
CABINET ACCENT LIGHTING (3) ($250/EACH)	$ 750.00			$ -		
UNDER CABINET LIGHTING (2) ($250/EACH)	$ 500.00			$ -		
UPGRADED SINK	$ 500.00			$ -	BLANCO PRECIS 27 ANTHRACITE 522259	
DEDICATED 20 AMP OUTLET (1) ($250/EACH)	$ 250.00			$ -		
ADDITIONAL FIXTURE (1) ($215/EACH)	$ 215.00			$ -		
ADDITIONAL OUTLET (2) ($75/EACH)	$ 150.00			$ -		
DINING ROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
9 x 8 LIFESTYLES SLIDING DOOR	$ 8,475.00			$ -		
HUTCH - UNIT & PAINT	$ 3,943.00			$ -	HUTCHEN CABINET $3,586, HUTCH FURNITURE FEET $358	
ADDITIONAL TRANSOMS (3) ($675/EACH)	$ 2,025.00			$ -		
ACCENT LIGHTING (2) ($250/EACH)	$ 500.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
GLASS CABINET DOORS (2) ($125EACH)	$ 250.00			$ -		
FLOATING SHELVES - UNIT & PAINT (ALLOWANCE)	$ 1,000.00			$ -		
GREAT ROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
BUILT-IN CABINETS - UNITS & PAINT	$ 6,465.00			$ -		
LIMESTONE MANTLE	$ 10,570.00			$ -		
UNDER CABINET LIGHTING (4) ($250/EACH)	$ 1,000.00			$ -		
FIREPLACE UPGRADE	$ 925.00			$ -	HEATILATOR CALIBER 36"	
ADDITIONAL FIXTURE (2) ($215/EACH)	$ 430.00			$ -		
NEWEL UPGRADE	$ 4,771.00			$ -		
SPINDLE UPGRADE	$ 125.00			$ -		
MAPLE HANDRAIL UPGRADE	$ 1,500.00			$ -		
OFFICE/BEDROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
PREFINISHED WOOD FLOORS	$ 3,000.00			$ -		
8' GLASS DOOR - 1-LITE GLASS DOOR	$ 1,900.00			$ -		
ADDITIONAL CAN LIGHTS (4) ($175/EACH)	$ 700.00			$ -		
TRIM ACCENT WALLS W/ HIDDEN DOOR (ALLOWANCE)	$ 7,500.00			$ -		
FACE FRAME CLOSET SHELVES	$ 450.00			$ -		
1/2 BATHROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
CABINET UPGRADES	$ 1,958.00			$ -	WALNUT UPGRADE $260, REEDED DRAWERS $455, MITER CUT DRAWERS $86, FURNITURE FEET $269, DRAWERS $293, INSET DRAWERS $595	
LED TOE KICK LIGHT (1) ($215/EACH)	$ 215.00			$ -		
COUNTERTOP UPGRADES	$ 975.00			$ -	SYMPHONY CARMEN 2CM QUARTZ	
MASTER BEDROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
TRIM ACCENT CEILING W/ BEAMS (ALLOWANCE)	$ 12,500.00			$ -		
ADDITIONAL TRANSOMS (3) ($675/EACH)	$ 2,025.00			$ -		

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 (ALLOWANCE)	$ 3,275.00			$ -		
CABINET UPGRADES	$ 2,594.00			$ -	WALNUT UPGRADE $550, REEDED DRAWER INSERTS $1,365, EXTRA DRAWERS (4) $500, FURNITURE FEET $179	
FREE-STANDING TUB	$ 2,146.00			$ -		
EXTRA LARGE ARCHED CUT TRIMMED WALNUT MIRROR (ALLOWANCE)	$ 2,000.00			$ -		
UNDER CABINET LIGHTING (2) ($250/EACH)	$ 500.00			$ -		
ADDITIONAL MINI CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
UPGRADE WINDOWS TO OBSCURED (2) ($150/EACH)	$ 300.00			$ -		
LED LIGHT MASTER TUB (1) ($250/EACH)	$ 250.00			$ -		
LED TOE KICK LIGHT (1) ($215/EACH)	$ 215.00			$ -		
ZERO ENTRY	INCLUDED			$ -		
RAIN HEAD	INCLUDED			$ -	(2) SHOWER HEADS INCLUDED	
COUNTERTOP UPGRADES	$ 2,100.00			$ -	LIBERTY GOLD QUARTZ	
MASTER CLOSET	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
DRESSER - UNIT & PAINT	$ 3,535.00			$ -		
UPPER EXTENSION PULL DOWN RODS (4) ($250/EACH)	$ 1,000.00			$ -		
FACE FRAME SHELVES (ALLOWANCE)	$ 2,000.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
ADDITIONAL FIXTURE (1) ($215/EACH)	$ 215.00			$ -		
ADDITIONAL OUTLET (1) ($75/EACH)	$ 75.00			$ -		
LAUNDRY ROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
CABINET UPGRADES	$ 2,430.00			$ -		
APPLIANCES - UNIT	$ 2,560.00			$ -	WASHER & DRYER	
TRIM ACCENT WALL (ALLOWANCE)	$ 2,500.00			$ -		
SINK - STANDARD SINK & FIXTURE ($2,000)	$ 2,000.00			$ -		
8' POCKET DOOR	$ 1,250.00			$ -		
6' FLOATING SHELVES (2) ($500/EACH)	$ 1,000.00			$ -		
UNDER CABINET LIGHTING (1) ($250/EACH)	$ 250.00			$ -		
COUNTERTOP UPGRADES	$ 1,455.00			$ -	LIBERTY GOLD QUARTZ	
UPGRADED SINK	$ 535.00			$ -	BLANCO LIVEN IN ANTHRACITE 401920	
LOFT	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
TRIM ACCENT (ALLOWANCE)	$ 12,000.00			$ -		
UPSTAIRS	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
ADDITIONAL CAN LIGHTS (12) ($175/EACH)	$ 2,100.00			$ -		
HARDWOODS IN UPSTAIRS HALLWAY	$ 2,000.00					
ADDITIONAL WINDOWS IN BEDROOMS (2) ($975/EACH)	$ 1,950.00			$ -		
MAKE UP DESK - UNIT & PAINT	$ 1,310.00			$ -		
CABINET UPGRADES	$ 500.00			$ -	VANITY EXTRA DRAWERS (4)	
MISCELLANEOUS	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
LOW VOLTAGE UPGRADES	$ 15,215.00			$ -	HOME SECURITY, WIFI, CAMERAS, MUSIC	
DEAKO SPECIALIZED LIGHT SWITCHES (ALLOWANCE)	$ 5,000.00			$ -		
CABINET HARDWARE UPGRADES	$ 4,027.00			$ -		
PAINT/STAIN UPGRADES	$ 13,050.00			$ -	ADDITIONAL STAIN $350, ULTRA DARK BASEMENT CABINET $1,150, ULTRA DARK SINGLE CABINET $1,000, ULTRA DARK MULTIPLE CABINETS $2,150, STAIN 2 SLIDERS $300, ULTRA DARK BASE INTERIOR (6) WALLS $2,700, ULTRA DARK (5) TRIM ROOM $3,875, ULTRA DARK TRIM CEILING $1,500	
UPGRADE TO 8' DOORS ON MAIN LEVEL (12) ($150/EACH) & 8' GARAGE ENTRY DOOR ($750)	$ 2,550.00			$ -		
CABINET UPGRADES	$ 1,175.00			$ -	FURNITURE FEET VANITIES $420, MITERED CUT DOORS & DRAWERS VANITIES $755	
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)	$ 24,467.00			$ -		
CARPET SELECTION ($20/YARD STANDARD)	$ 10,245.00			$ -		
LIGHTING SELECTION ($4,000 STANDARD)	$ 12,000.00			$ -		
APPLIANCE SELECTION ($5,000 STANDARD)	$ 21,969.00			$ -		
PLUMBING SELECTION (STANDARD FIXTURE PACKAGE)	$ 12,079.00			$ -	AMOUNT REFLECTED OVER STANDARD	
LANDSCAPING SELECTION ($2,500 STANDARD)**	$ 14,312.00			$ -	$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)	
BASEMENT FINISH	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
STANDARD BASEMENT FINISH ($51/SQFT x 1,533/SQFT) (ALLOWANCE)	$ 78,183.00			$ -	ASSUMES FINISHING UNDER GREAT ROOM, KITCHEN, DINING ROOM, ADJACENT TO THE STAIRS, 3/4 BATHROOM, HALLWAY LEADING TO IT & MASTER BATHROOM/CLOSET	
PRE FINISHED WOOD FLOORS	$ 14,805.00			$ -	REC ROOM, GAME ROOM, BAR, CLOSET, & HALLWAY	
OPEN STAIRCASE/SPINDLES	$ 2,500.00			$ -		
BASEMENT - REC ROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
FIREPLACE WITH STANDARD UNIT	$ 6,500.00			$ -		
MESH CABINET DOORS (ALLOWANCE)	$ 5,000.00			$ -		
6 x 8 PELLA LIFESTYLE SLIDING DOOR	$ 5,250.00			$ -		
FIREPLACE TRIM (ALLOWANCE)	$ 6,000.00			$ -	HEATILATOR CALIBER 36"	
HEARTH CABINETS - UNITS & PAINT	$ 1,620.00			$ -		
UNDER CABINET LIGHTING (4) ($250/EACH)	$ 1,000.00			$ -		
FIREPLACE UPGRADE	$ 925.00			$ -	HEATILATOR CALIBER 36"	
ADDITIONAL FIXTURE (2) ($215/EACH)	$ 430.00			$ -		
TRIM ACCENT WALLS (ALLOWANCE)	$ 3,500.00			$ -		
GRANITE FIREPLACE	$ 1,130.00			$ -		
BASEMENT - BAR	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
CABINETS & ISLAND - UNIT & PAINT	$ 19,985.00			$ -		
COUNTERTOPS	$ 7,605.00			$ -	BRAZILIAN BLACK GRANITE - BRUSHED	
APPLIANCES - UNITS	$ 7,810.00			$ -	2 BEVERAGE CENTERS, DISHWASHER DRAWER, & MICROWAVE	
WALNUT TRIM ACCENT POSTS & CEILING	$ 8,500.00			$ -		
BRICK WALL	$ 2,565.00			$ -		
WALNUT FLOATING SHELVES (4) ($350/EACH) W/ LED LIGHTING (4) ($215/EACH)	$ 2,260.00			$ -		
SINK - STANDARD SINK & FIXTURE ($2,000) W/ GARBAGE DISPOSAL ($550)	$ 2,550.00			$ -		
ARCHED BAR	$ 2,500.00			$ -		
GLASS CABINET SHELVES (8) ($100/EACH) W/ SATIN GLASS ($675) & ANTIQUE MIRRORS ($5,675) (ALLOWANCE)	$ 7,150.00			$ -		
UNDER CABINET LIGHTS (8) ($250/EACH)	$ 1,000.00			$ -		
CURVES IN BOXED VAUL CEILING (4) ($250/EACH)	$ 1,000.00			$ -		
ADDITIONAL MINI CAN LIGHTS (3) ($215/EACH)	$ 645.00			$ -		
DEDICATED 20 AMP OUTLET (1) ($250/EACH)	$ 250.00			$ -		
ADDITIONAL OUTLETS (4) ($75/EACH)	$ 150.00			$ -		
UPGRADED SINK	$ 500.00			$ -	BLANCO PRECIS 24 ANTHRACITE 522258	
1/2 BASEMENT BATHROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
1/2 BATHROOM (TOILET, VANITY, TILE FLOOR, TRIMMED MIRROR, BATH HARDWARE, ETC.)	$ 7,500.00			$ -	INCLUDES STUB	
TRIM ACCENT WALL (ALLOWANCE)	$ 7,000.00			$ -		
ADDITIONAL CANS (1) ($215/EACH)	$ 215.00			$ -		
GRANITE OR QUARTZ TOP W/ UNDERMOUNT SINK	INCLUDED			$ -		

3/4 BASEMENT BATHROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
3/4 BATHROOM (SHOWER, TOILET, VANITY, TILE FLOOR, TRIMMED MIRROR, BATH HARDWARE, ETC.)	$ 9,000.00			$ -		
ADDITIONAL CANS (3) ($215/EACH)	$ 645.00			$ -		
ADDITIONAL FIXTURE (2) ($215/EACH)	$ 430.00			$ -		
GRANITE OR QUARTZ TOP W/ UNDERMOUNT SINK	INCLUDED			$ -		
BASEMENT MISCELLANEOUS	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
ADDITIONAL WINDOWS LOWER LEVEL (4) ($975/EACH)	$ 3,900.00			$ -	(3) SITTING AREA (1) BEDROOM	
CABINET UPGRADES	$ 995.00			$ -	LOWER LEVEL VANITY	
ADDITIONAL CANS LOWER LEVEL BEDROOM (4) ($215/EACH)	$ 860.00			$ -		
UPGRADE TO 8' DOORS ON LOWER LEVEL (5) ($150/EACH)	$ 750.00			$ -		
UNDER CABINET LIGHTS (3) ($250/EACH)	$ 750.00			$ -		
ADDITIONAL FIXTURE (2) ($215/EACH)	$ 430.00			$ -		
TV DROPS (2) (CAT6/COAX/POWER OUTLET)	INCLUDED			$ -	(2) INCLUDED W/ BASEMENT FINISH	
LIGHT FIXTURE ALLOWANCE ($500)	INCLUDED			$ -		