SPEC INVENTORY
LOT 81 - WILDHORSE
9707 W 176TH TERRACE, OVERLAND PARK, KS 66221

the ROANOKE by Roeser Homes

SALES PRICE $ 1,307,494.00
CHANGE LOG $ -
TOTAL SALES PRICE $ 1,307,494.00

BASE COSTS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
BASE PRICE - ROANOKE 2	$ 714,950.00			$ -		
LOT PRICE	$ 220,000.00			$ -		
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' PELLA DOUBLE FRONT DOOR	$ 9,465.00			$ -		
UPGRADE WINDOWS TO BLACK EXTERIOR/WHITE INTERIOR	$ 8,884.00			$ -	GERKIN BLACK EXTERIOR/WHITE INTERIOR	
TRIM DESIGN GARAGE DOORS	$ 3,000.00			$ -		
PAINT UPGRADES (ALLOWANCE)	$ 3,350.00			$ -		
EXPANDED FRONT PORCH	$ 6,500.00			$ -		
EXTERIOR CAN LIGHTS (4) ($215/EACH)	$ 860.00			$ -		
UPGRADE TO JACKSHAFT OPENER ON 3RD CAR GARAGE	$ 1,500.00			$ -		
UPGRADE WINDOWS TO CASEMENT (11) ($175/EACH)	$ 1,925.00			$ -		
BOARD & BATTEN (1) BEDROOM PEAK $950 (2) BACK PEAKS ($750/EACH)	$ 2,450.00			$ -		
BLACK ROOF UPGRADE	$ 1,000.00			$ -		
ULTRA DARK SOFFIT	$ 1,850.00			$ -		
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			$ -		
GAS LINE FOR GRILL	$ 1,500.00			$ -		
COUNTERTOPS (ALLOWANCE)	$ 1,500.00			$ -		
ADDITIONAL CANS (5) ($215/EACH)	$ 645.00			$ -	5 ADDITIONAL CAN LIGHTS & CREDIT FOR 2 FIXTURES	
KITCHEN	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
COUNTERTOP UPGRADES	$ 3,935.00			$ -	SEACOURT LEVEL 6 KITCHEN SURROUND & ISLAND	
CABINET UPGRADES	$ 18,252.00			$ -	OVEN/MICROWAVE TOWER$475 WALNUT PERIMETER UPGRADE $4,943, WHITE OAK ISLAND SKIRT AND POST STRUCTURE (4 POSTS) $2,990, FINISHED INTERIOR (GLASS DOORS) WHITE OAK $524, APPLIANCE GARAGE W/ LI HINGE (2) $2,453, EXTRA DRAWERS (8)- KITCHEN $1,000, KITCHEN MICRO SHAKER DOORS AND DRAWERS $1,773, KITCHEN 1/4" REVEAL $4,095	
CUSTOM WOOD HOOD	$ 2,935.00			$ -	WHITE OAK, OVERSIZED WOOD HOOD	
CABINETS TO 10' CEILING	$ 1,250.00			$ -		
UPGRADED SINK	$ 395.00			$ -	KRAUSE SINGLE IN BLACK KGUW2-33MBL	
GLASS CABINET DOORS (4) ($200/EACH) (4) ($125/EACH) (ALLOWANCE)	$ 1,300.00			$ -	KRAUSE SINGLE IN BLACK KGUW2-33MBL	
MUDROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
LOCKERS & MUD BENCH - UNIT & PAINT	$ 4,010.00			$ -		
8' POCKET DOOR	$ 1,250.00			$ -		
PREP KITCHEN	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
CABINETS - UNITS & PAINT	$ 16,467.00			$ -	PREP KITCHEN $10,979, PREP KITCHEN MICRO SHAKER DOORS AND DRAWERS $1,144, PREP KITCHEN TRASH $501, PREP KITCHEN 1/4" REVEAL $2,473, PREP KITCHEN APPLIANCE PANEL $445, PREP KITCHEN WHITE OAK FLOATING SHELVES (2) $927	
ACCENT LIGHTING (3) ($250/EACH)	$ 750.00			$ -		
COUNTERTOP UPGRADES	$ 1,140.00			$ -	SEACOURT LEVEL 6	
QUARTZ BACKSPLASH	$ 5,245.00			$ -	SEACOURT LEVEL 6	
SINK - STANDARD SINK & FIXTURE ($2,000) W/ GARBAGE DISPOSAL ($550)	$ 2,550.00			$ -		
APPLIANCES - UNITS	$ 3,328.00			$ -	PANEL READY UNDERCABINET BEVERAGE CENTER & BUILT IN MICROWAVE	
ADDITIONAL WINDOWS (1) ($975/EACH)	$ 975.00			$ -		
UPGRADED SINK	$ 300.00			$ -	Blanco Precis Med Bar in Black 522259	
DEDICATED 20 AMP OUTLET (1) ($250/EACH)	$ 250.00			$ -		
ADDITIONAL FIXTURE (1) ($215/EACH)	$ 215.00			$ -		
ADDITIONAL OUTLET (2) ($75/EACH)	$ 150.00			$ -	BEVERAGE CENTER & BUILT IN MICROWAVE	
DINING ROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
9 x 8 LIFESTYLES SLIDING DOOR	$ 8,475.00			$ -		
HUTCH - UNIT & PAINT	$ 2,725.00			$ -		
ACCENT LIGHTING (2) ($250/EACH)	$ 500.00			$ -		
COUNTERTOPS (ALLOWANCE)	$ 1,000.00			$ -		
ADDITIONAL CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
FLOATING SHELVES - UNIT & PAINT (ALLOWANCE)	$ 1,000.00			$ -		
GREAT ROOM	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
LIMESTONE MANTLE	$ 11,255.00			$ -		
BUILT-IN CABINETS - UNITS & PAINT W/ WHITE OAK SHELVES	$ 4,275.00			$ -		
GLASS CABINET DOORS (8) ($125/EACH) (ALLOWANCE)	$ 1,000.00			$ -		
UNDER CABINET LIGHTING (4) ($250/EACH)	$ 1,000.00			$ -		
FIREPLACE UPGRADE	$ 6,866.00			$ -	MEZZO 48"	
STAIR SCONCES (3) ON STAIRWAY UP ($215/EACH TO WIRE & HANG) - FIXTURE EXTRA	$ 645.00			$ -		
ADDITIONAL FIXTURE (2) ($215/EACH)	$ 430.00			$ -		
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) ($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	$ 1,403.00			$ -	POWDER ROOM MICRO SHAKER DOORS $229, POWDER ROOM DRAWERS (4) $500, POWDER ROOM 1/4 REVEAL $674	
COUNTERTOP UPGRADES	$ 425.00			$ -	SEACOURT LEVEL 6	

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 (ALLOWANCE)	$ 3,275.00			$ -		
FREE-STANDING TUB	$ 2,320.00			$ -		
CABINET UPGRADES	$ 5,476.00			$ -	WHITE OAK UPGRADE $840 MICRO SHAKER DOORS $2,538, EXTRA DRAWERS (6) $750, 1/4 REVEAL $1,349	
MAKE UP DESK - UNIT & PAINT	$ 1,310.00			$ -		
UNDER CABINET LIGHTING (2) ($250/EACH)	$ 500.00			$ -		
ADDITIONAL MINI CAN LIGHTS (2) ($215/EACH)	$ 430.00			$ -		
LED LIGHT MASTER TUB (1) ($250/EACH)	$ 250.00			$ -		
LED TOE KICK LIGHT (1) ($215/EACH)	$ 215.00			$ -		
UPGRADE WINDOWS TO OBSCURED (2) ($150/EACH)	$ 300.00			$ -		
ZERO ENTRY	INCLUDED			$ -		
RAIN HEAD	INCLUDED			$ -	(2) SHOWER HEADS INCLUDED	
COUNTERTOP UPGRADES	$ 2,395.00			$ -	SEACOURT LEVEL 6 MASTER BATH W/ SPLASH & SHOWER SEAT & WALL CAP	
MASTER CLOSET	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
UPPER EXTENSION PULL DOWN RODS (12) ($250/EACH)	$ 3,000.00			$ -		
FACE FRAME SHELVES (ALLOWNACE)	$ 2,000.00			$ -		
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			$ -		
CABINET UPGRADES	$ 732.00			$ -	UTILITY ROOM ¼" REVEAL $503, UTILITY ROOM MICRO SHAKER DOORS $229	
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			$ -		
UPGRADED SINK	$ 575.00			$ -	BLANCO LIVEN IN BLACK 401920	
UPSTAIRS	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
HARDWOODS IN UPSTAIRS HALLWAY (ALLOWANCE)	$ 2,000.00					
ADDITIONAL WINDOWS IN BEDROOMS (3) ($975/EACH)	$ 2,925.00			$ -		
MISCELLANEOUS	**CONTRACT**	**ALLOWANCES**	**SELECTIONS**	**TOTAL**	**NOTES**	**APPROVED**
LOW VOLTAGE UPGRADES	$ 14,215.00			$ -	WIRED INTERNET, WIFI, HOME SECURITY, CAMERAS, MUSIC	
PAINT UPGRADES	$ 6,800.00			$ -	ULTRA DARK ENAMEL CABINETS $2,150 & STAIN SLIDER $150, ULTRA DARK TRIM WALLS (2) ($1,500/EACH)	
UPGRADE TO 8' DOORS ON MAIN LEVEL (11) ($150/EACH) & 8' GARAGE ENTRY DOOR ($750)	$ 2,400.00			$ -		
EXPANDED EGRESS WELL FOR ADDITIONAL WINDOW (ALLOWANCE)	$ 1,500.00			$ -		
STUB FOR FUTURE BAR	$ 950.00			$ -		
UPGRADED HARDWARE	$ 4,215.00			$ -		
CABINET UPGRADES	$ 832.00			$ -	EXTRA DRAWERS VANITY UP (2) $250, MICRO SHAKER DOORS AND DRAWERS- VANITIES $96, 1/4 REVEAL VANITIES $486	
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)	$ 11,928.00			$ -		
CARPET SELECTION ($20/YARD STANDARD)	$ 9,792.00			$ -		
LIGHTING SELECTION ($4,000 STANDARD)	$ 5,000.00			$ -		
APPLIANCE SELECTION ($5,000 STANDARD)	$ 8,496.00			$ -		
PLUMBING SELECTION (STANDARD FIXTURE PACKAGE)	$ 5,476.00			$ -	AMOUNT REFLECTED OVER STANDARD	
LANDSCAPING SELECTION ($2,500 STANDARD)**	$ 11,881.00			$ -	$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)	