



# SPEC INVENTORY

LOT 156 - VALLEY RIDGE

11592 S. MIZE ROAD, OLATHE, KS 66061

CONTRACT SALES PRICE \$ 1,032,788.20

CHANGE LOG TOTAL \$ -

TOTAL SALES PRICE \$ 1,032,788.20

| BASE COSTS  | CONTRACT      | NOTES   | APPROVED |
|---|---------------|---|----------|
| BASE PRICE - CAMELLIA   | \$ 574,950.00 | 2023 BASE PRICING   |          |
| LOT PRICE   | \$ 215,000.00 |   |          |
| 10' FOUNDATION UPGRADE  | \$ 25,000.00  |   |          |
| SUSPENDED GARAGE  | \$ 20,000.00  |   |          |
| VALLEY RIDGE COMMUNITY REQUIREMENTS (IKO CAMBRIDGE ROOF, 4-SIDED ACCENT TRIM PAINT, IRRIGATION)           | \$ 11,500.00  |   |          |
| ELEVATION & EXTERIOR  | CONTRACT      | NOTES   | APPROVED |
| PELLA 8' FROSTED DOUBLE FRONT DOOR W/ FULL VIEW   | \$ 12,145.00  |   |          |
| MODERN STEEL GARAGE DOORS   | \$ 4,500.00   |   |          |
| UPGRADE WINDOWS TO CASEMENT (7) (\$175/EACH)  | \$ 1,225.00   |   |          |
| STONE ON FRONT ELEVATION  | \$ 7,750.00   |   |          |
| UP-LIGHTS (2) ON FRONT COLUMNS  | \$ 600.00     |   |          |
| CAT6/TV DROP & POWER OUTLET ON DECK   | \$ 275.00     |   |          |
| PAINT UPGRADES ULTRA LIGHT/ULTRA DARK   | \$ 2,966.00   | DOVETAIL  |          |
| ADDITIONAL CAN LIGHTS (1) (\$175/EACH)  | \$ 175.00     |   |          |
| MUDROOM   | CONTRACT      | NOTES   | APPROVED |
| VERTICAL SHIPLAP  | \$ 1,500.00   |   |          |
| PANTRY  | CONTRACT      | NOTES   | APPROVED |
| FACE FRAME SHELVES  | \$ 625.00     |   |          |
| PREP KITCHEN  | CONTRACT      | NOTES   | APPROVED |
| VERTICAL SHIPLAP  | \$ 2,500.00   |   |          |
| SINK & DISPOSAL IN PREP KITCHEN   | \$ 2,550.00   |   |          |
| UPGRADED SINK   | \$ 360.00     | KOHLER 24" MATTE WHITE K28000-CM6   |          |
| CABINETS - UNIT & PAINT   | \$ 3,900.00   |   |          |
| COUNTERTOPS   | \$ 3,295.00   | CALACATTA CLASSIQUE   |          |
| ADDITIONAL OUTLET (1) (\$75/EACH)   | \$ 75.00      |   |          |
| KITCHEN   | CONTRACT      | NOTES   | APPROVED |
| CUSTOM WHITE OAK 76" WOOD HOOD  | \$ 3,375.00   |   |          |
| CABINET UPGRADES  | \$ 3,215.00   | WHITE OAK ISLAND UPGRADE, (6) EXTRA DRAWERS, TRAY ROLL OUT, BASE ORGANIZER ROLL OUT |          |
| QUARTZ UPGRADE  | \$ 7,265.00   | CALACATTA CLASSIQUE   |          |
| CABINETS TO 10' CEILING   | \$ 1,250.00   |   |          |
| UPGRADED SINK   | \$ 860.00     | KOHLER IRON/TONES CAST IRON SINK K-5707-0   |          |
| DINING ROOM   | CONTRACT      | NOTES   | APPROVED |
| ADDITIONAL WINDOWS (2) (\$975/EACH)   | \$ 1,950.00   |   |          |
| 6'x6'8" PELLA SLIDING GLASS DOOR  | \$ 2,750.00   |   |          |
| DECA TRIM BOX DESIGN  | \$ 3,500.00   |   |          |
| GREAT ROOM  | CONTRACT      | NOTES   | APPROVED |
| CABINET NEXT TO FIREPLACE - UNIT & PAINT (\$815) W/ SHELVES (2) (\$425/EACH) & LED UP-LIGHTS (\$100/EACH) | \$ 1,765.00   |   |          |
| LIMESTONE FIREPLACE MANTLE AND SURROUND   | \$ 7,500.00   |   |          |
| UPGRADED FIREPLACE  | \$ 5,475.00   | HEAT & GLOW 42", WITH LOG LIGHTER   |          |
| UPGRADE NEWEL POSTS (3) (\$175/EACH)  | \$ 525.00     |   |          |
| STAIR WALL TRIM DETAIL  | \$ 4,000.00   |   |          |

Pricing, features, and finishes are subject to change without notice. Contact builder for most-up-to-date pricing and information.

| 3/4 BATHROOM   | CONTRACT    | NOTES   | APPROVED |
|--|-------------|---|----------|
| FRAMELESS SHOWER DOOR (\$2,500) W/ GLASS PANEL (\$1,250)                                     | \$ 3,750.00 |   |          |
| CABINET UPGRADES   | \$ 450.00   | WHITE OAK UPGRADE, DRAWER UPGRADE, (1) NOTCHED DRAWER |          |
| STUDY/MAIN FLOOR BEDROOM   | CONTRACT    | NOTES   | APPROVED |
| PREFINISHED WOOD FLOORS  | \$ 2,500.00 |   |          |
| ADDITIONAL TRANSOM WINDOWS (2) (\$675/EACH)  | \$ 1,350.00 |   |          |
| LAUNDRY ROOM   | CONTRACT    | NOTES   | APPROVED |
| HORIZONTAL SHIPLAP   | \$ 2,350.00 |   |          |
| SINK - STANDARD SINK & FIXTURE (\$2,000)   | \$ 2,000.00 |   |          |
| QUARTZ UPGRADE   | \$ 2,020.00 | ARTIC WHITE   |          |
| MASTER BEDROOM   | CONTRACT    | NOTES   | APPROVED |
| ACCENT TRIM WALL   | \$ 4,000.00 |   |          |
| CAT6/TV DROP & POWER OUTLET  | \$ 275.00   |   |          |
| PREFINISHED WOOD FLOORS  | \$ 4,000.00 |   |          |
| MASTER BATHROOM  | CONTRACT    | NOTES   | APPROVED |
| UPGRADE TO OPAQUE WINDOWS IN SHOWER (2) (\$200/EACH)   | \$ 400.00   |   |          |
| EUROPEAN SHOWER W/ LARGE GLASS PANELS (\$3,125) W/ UPGRADED FRAMELESS SHOWER DOOR (INCLUDED) | \$ 2,500.00 |   |          |
| QUARTZ ACCENTS   | \$ 350.00   | ARTIC WHITE   |          |
| UNDER CABINET LIGHTING (2) (\$200/EACH)  | \$ 400.00   |   |          |
| MOTION SWITCH (1) (\$150/EACH)   | \$ 150.00   |   |          |
| MAKE-UP DESK (\$325), TRIMMED MIRROR (\$250)   | \$ 575.00   |   |          |
| CABINET UPGRADES   | \$ 975.00   | WHITE OAK UPGRADE, (2) EXTRA DRAWERS                  |          |
| MASTER CLOSET  | CONTRACT    | NOTES   | APPROVED |
| UPPER EXTENSION PULL DOWN RODS (4) (\$250/EACH)  | \$ 1,000.00 |   |          |
| FACE FRAME SHELVES   | \$ 1,075.00 |   |          |
| LINEN TOWER - UNIT & PAINT   | \$ 1,250.00 |   |          |
| DECA BOXES SHIPLAP   | \$ 750.00   |   |          |
| BASEMENT REC ROOM  | CONTRACT    | NOTES   | APPROVED |
| TV CABINETS - UNIT & PAINT   | \$ 4,000.00 |   |          |
| 8' DOUBLE DOORS TO SUSPENDED GARAGE  | \$ 1,350.00 |   |          |
| WHITE OAK BUILT IN BOOKCASES - UNIT & PAINT  | \$ 4,500.00 |   |          |
| HARDWOODS IN LOWER LEVEL   | \$ 7,820.00 | FLOORING TO REC ROOM, BAR AREA & HALL TO BEDROOMS     |          |
| BASEMENT BAR   | CONTRACT    | NOTES   | APPROVED |
| BAR CABINETS - UNIT & PAINT  | \$ 6,515.00 |   |          |
| QUARTZ COUNTERTOPS   | \$ 4,505.00 | FROST WHITE   |          |
| SINK - STANDARD SINK & FIXTURE (\$2,000) & DISPOSAL (\$550)                                  | \$ 2,550.00 |   |          |
| ADDITIONAL WINDOWS (3) (\$975/EACH)  | \$ 2,925.00 |   |          |
| ADDITIONAL OUTLET IN BEVERAGE CENTER (\$175/EACH)  | \$ 175.00   |   |          |
| BRICK FLOORING (ALLOWANCE)   | \$ 3,000.00 |   |          |
| BASEMENT 3/4 BATHROOM (FRONT)  | CONTRACT    | NOTES   | APPROVED |
| UPGRADE TO BLACK SHOWER DOOR   | \$ 650.00   |   |          |
| BASEMENT 3/4 BATHROOM (REAR)   | CONTRACT    | NOTES   | APPROVED |
| UPGRADE TO BLACK SHOWER DOOR   | \$ 650.00   |   |          |
| BASEMENT BEDROOMS  | CONTRACT    | NOTES   | APPROVED |
| ADDITIONAL WINDOWS (1) IN BASEMENT BEDROOMS (\$975/EACH)                                     | \$ 975.00   |   |          |
| ADDITIONAL CAN LIGHTS IN BASEMENT BEDROOMS (4) (\$175/EACH)                                  | \$ 700.00   |   |          |
| MISCELLANEOUS  | CONTRACT    | NOTES   | APPROVED |
| 8' DOORS THROUGHOUT 1ST FLOOR (11) (\$150/EACH)  | \$ 1,650.00 |   |          |
| 8' DOORS THROUGHOUT LOWER LEVEL (10) (\$150/EACH)  | \$ 1,500.00 |   |          |
| HARDWARE UPGRADE   | \$ 615.00   |   |          |
| PAINT UPGRADES   | \$ 2,150.00 | SECOND ENAMEL MULTIPLE CABINET AREAS \$2,150          |          |

| SELECTION OVERAGES   | CONTRACT      | NOTES                          | APPROVED |
|--|---------------|--------------------------------|----------|
| TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH) | \$ 10,425.00  |                                |          |
| CARPET SELECTION (\$18/YARD STANDARD)  | \$ 1,962.00   |                                |          |
| LIGHTING SELECTION (\$3,000 STANDARD)  | \$ 2,018.00   |                                |          |
| APPLIANCE SELECTION (\$4,000 STANDARD)   | \$ 9,806.00   |                                |          |
| PLUMBING SELECTION (STANDARD FIXTURE PACKAGE)  | \$ 6,411.00   | AMOUNT REFLECTED OVER STANDARD |          |
| LANDSCAPING SELECTION (\$2,000 STANDARD)   | \$ 4,302.00   |                                |          |
| DISCOUNT / COMMISSION REDUCTION  | CONTRACT      | NOTES                          | APPROVED |
| VALLEY RIDGE COMMISSION DISCOUNT -1.5% OFF COMMISSIONABLE AMOUNT                     | -\$ 14,806.80 |                                |          |