

SPEC INVENTORY
LOT 90 - HIDDEN LAKE ESTATES
25156 W. 107TH PLACE, OLATHE, KS 66061



CONTRACT SALES PRICE \$ 2,076,712.00
CHANGE LOG TOTAL \$ -
TOTAL SALES PRICE \$ 2,076,712.00

BASE PRICE - FIRETHORN EXPANDED	\$ 909,950.00			\$ -		
LOT PRICE	\$ 359,000.00			\$ -	LOT PRICE INCLUDES SITE COSTS INCURRED THUS FAR; FINAL GRADE MAY HAVE ADDITIONAL COSTS FOR HAULING	
COMMUNITY REQUIREMENTS (IRRIGATION, 4-SIDED TRIM & STUCCO/LAP SIDING, STREET TREES)	\$ 39,500.00			\$ -		
WALKOUT PACKAGE	\$ 25,000.00			\$ -		
ELEVATION & EXTERIOR	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
12' FOUNDATION	\$ 56,031.00			\$ -		
NATURAL STONE ON OFFICE, GARAGE, (2) GARAGE LEGS 3' UP, 3' WAINSCOTING SIDE ENTRY GARAGE WINDOWS , & FRONT ENTRY (ALLOWANCE)	\$ 30,000.00			\$ -		
CUSTOM TRIM DESIGN GARAGE DOORS (DESIGN #31)	\$ 4,500.00			\$ -		
PELLA DOUBLE FRONT DOORS	\$ 9,465.00			\$ -		
SOD OVERAGE - 18,480 SF LOT - 12,000 SF LOT STANDARD X \$2.40/SF	\$ 15,552.00			\$ -		
SPRINKLER OVERAGE - ESTATE SIZE LOT - EXTRA ZONE/HEADS (ALLOWANCE)	\$ 3,000.00			\$ -		
STANDING SEAM METAL ROOF ON EYEBROWS ON GARAGE WINDOW & MASTER CLOSET WINDOWS	\$ 3,500.00			\$ -		
JACK SHAFT OPENERS WITH HIGH LIFT RAILING	\$ 3,950.00			\$ -		
TILE ROOF	\$ 63,950.00			\$ -		
SUSPENDED GARAGE	\$ 20,000.00			\$ -		
PAVERS ON FRONT PORCH (ALLOWANCE)	\$ 10,000.00			\$ -		
BLACK WINDOW UPGRADE PACKAGE (W/ GRILLS)	\$ 17,045.00			\$ -		
RETAINING WALL FOR DRIVEWAY (ALLOWANCE)	\$ 10,000.00			\$ -		
MAN DOOR	\$ 2,100.00			\$ -		
TRANSOM WINDOWS FRONT ENTRY (2 ADDITIONAL)	\$ 1,350.00			\$ -		
MUDROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
LOCKERS (ALLOWANCE)	\$ 7,000.00			\$ -	ASSUMES (4) LOCKERS	
TRIM DETAIL (ALLOWANCE)	\$ 950.00			\$ -		
DROP ZONE CABINET W/ TOP-- UNIT & ELECTRICAL (ALLOWANCE)	\$ 1,500.00			\$ -		
POWDER BATH	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPGRADED QUARTZ TOPS (ALLOWANCE)	\$ 1,000.00			\$ -		
UPGRADED CABINET (ALLOWANCE)	\$ 750.00			\$ -		
WALLPAPER (ALLOWANCE)	\$ 3,000.00			\$ -		
KITCHEN	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPGRADED QUARTZ TOPS & QUARTZ BACKSPLASH (ALLOWANCE)	\$ 10,000.00			\$ -		
CUSTOM WOOD HOOD (ALLOWANCE)	\$ 2,750.00			\$ -	48" WALNUT HOOD	
FARMHOUSE SINK CABINET BUILD-OUT (SINK IN PLUMBING OVERAGES)	\$ 450.00			\$ -		
CABINETS TO 10' CEILING	\$ 1,250.00			\$ -		
ADDITIONAL CABINET UPGRADES (ALLOWANCE)	\$ 6,000.00			\$ -	WALNUT CABINETS; MISCELLANEOUS UPGRADES	
GLASS CABINET DOORS (12) (\$100/EACH) W/ CABINET LIGHTING (6) (\$215/EACH)	\$ 2,490.00			\$ -	TOTAL # MAY VARY WITH FINAL DESIGN	
PREP KITCHEN	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
QUARTZ UPGRADES (ALLOWANCE)	\$ 3,000.00			\$ -	LOWER CABINET W/ STANDARD QUARTZ TOP INCLUDED	
UPPER CABINETS & UPGRADES- UNIT & PAINT (ALLOWANCE)	\$ 5,000.00			\$ -		
GLASS CABINET DOORS (4) (\$100/EACH) & W/ CABINET LIGHTING (2) (\$215/EACH)	\$ 1,230.00			\$ -		
UNDER CABINETS LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		
SINK W/ GARBAGE DISPOSAL	\$ 2,550.00			\$ -		
BEV CENTER - UNIT & ELECTRICAL (ALLOWANCE)	\$ 1,500.00			\$ -		
FARMHOUSE SINK CABINET BUILD-OUT (SINK IN PLUMBING OVERAGES)	\$ 450.00			\$ -		
FACE FRAME SHELVES	\$ 1,125.00			\$ -		
HEARTH ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
NATURAL STONE ON FIREPLACE (ALLOWANCE)	\$ 5,000.00			\$ -		
LIMESTONE MANTLE (ALLOWANCE)	\$ 8,500.00			\$ -		
BUILT IN HEARTH LOWER CABINETS - UNITS & PAINT (ALLOWANCE)	\$ 5,000.00			\$ -		
QUARTZ TOP FOR CABINETS (ALLOWANCE)	\$ 1,500.00			\$ -		
FIREPLACE UPGRADE	\$ 797.00			\$ -	CALIBER 36"	
DINING ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
9'x8' PELLA LIFESTYLE SLIDING GLASS DOOR	\$ 6,975.00			\$ -		
TRIM DETAIL (ALLOWANCE)	\$ 10,000.00			\$ -		
TRANSOM WINDOWS (3 ADDITIONAL)	\$ 2,025.00			\$ -		
REAR FIRST FLOOR BED/BATH	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPGRADED QUARTZ TOPS (ALLOWANCE)	\$ 500.00			\$ -		
ZERO ENTRY SHOWER UPGRADE	\$ 1,700.00			\$ -		
GLASS WALL ON SHOWER	\$ 1,750.00			\$ -		
ADDITIONAL WINDOWS (2) BIG WINDOWS	\$ 1,950.00			\$ -		
ADDITIONAL CAN LIGHTS (4) (\$215/EACH)	\$ 1,075.00			\$ -		
COVERED DECK	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
GRILL, DRAWERS, TRASH DRAWER, DOORS (ALLOWANCE)	\$ 6,500.00			\$ -		
GRILL STATION WITH STONE (ALLOWANCE)	\$ 5,000.00			\$ -		
APPLIANCES - UNITS & ELECTRICAL (ALLOWANCE)	\$ 1,500.00			\$ -		
GAS LINE FOR GRILL	\$ 1,500.00			\$ -		
MASTER BEDROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
TRIM DETAIL (ALLOWANCE)	\$ 8,000.00			\$ -		
PRE FINISHED WOOD FLOORING	\$ 3,500.00			\$ -		
TRANSOM WINDOWS (3 ADDITIONAL)	\$ 2,025.00			\$ -		
MASTER BATHROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CABINET UPGRADES (ALLOWANCE)	\$ 2,000.00			\$ -	ADDITIONAL DRAWERS	
QUARTZ UPGRADE (ALLOWANCE)	\$ 2,000.00			\$ -		
FREE-STANDING TUB (ALLOWANCE)	\$ 3,000.00			\$ -		
TRIM DETAIL (ALLOWANCE)	\$ 3,000.00			\$ -		
HEATED TILE FLOOR (ALLOWANCE)	\$ 4,500.00			\$ -		
ADDITIONAL LIGHT FIXTURE (SCONCE) ON VANITY (\$215/EACH TO WIRE & HANG)	\$ 215.00			\$ -	FIXTURE PART OF LIGHTING BUDGET; (2) INCLUDED, (3) TOTAL	
3'X5' GLASS WALL W/ QUARTZ LEDGE	\$ 2,400.00			\$ -		
QUARTZ SEAT IN MASTER SHOWER	\$ 750.00			\$ -		

MASTER CLOSET	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
PULLDOWN RODS (8) (\$250/EACH)	\$ 2,000.00			\$ -		
FACE FRAME SHELVES	\$ 1,500.00			\$ -		
BUILT-IN LINEN CABINET & DRESSER - UNITS & PAINT (ALLOWANCE)	\$ 5,000.00			\$ -		
BUILT-IN LINEN MAKE UP DESK W/ TRIMMED MIRROR - UNITS & PAINT (ALLOWANCE)	\$ 2,500.00			\$ -		
LAUNDRY	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
SINK IN LAUNDRY ROOM	\$ 2,000.00			\$ -		
ADDITIONAL CABINETS (ALLOWANCE)	\$ 4,500.00			\$ -		
QUARTZ UPGRADES-- TOP OVER W/D COMBO & ADDITIONAL FOLDING SPACE ON EXTRA CABINET (ALLOWANCE)	\$ 2,500.00			\$ -		
8' POCKET DOOR	\$ 1,250.00			\$ -		
LOWER LEVEL	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
ADDITIONAL SF 375 @ \$53/SF	\$ 19,875.00			\$ -		
HARDWOODS IN LOWER LEVEL (ALLOWANCE)	\$ 17,500.00			\$ -	INCLUDES REC ROOM, BAR & HALLWAY; INCLUDES \$3,500 FOR FLOOR-LEVELING (REQUIRED FOR BASEMENT HARDWARDS)	
FIREPLACE WITH STONE TO CEILING (ALLOWANCE)	\$ 10,000.00			\$ -		
BUILT-IN CABINET NEXT TO FIREPLACE - UNIT & PAINT (ALLOWANCE)	\$ 5,500.00			\$ -		
GLASS DOORS (4) (\$150/EACH) & LED TAPE LIGHTS (4) (\$215/EACH) IN CABINET	\$ 1,460.00			\$ -		
12'x8' PELLA LIFESTYLE SLIDING GLASS DOOR	\$ 12,250.00			\$ -		
FIREPLACE UPGRADE	\$ 797.00			\$ -	CALIBER 36"	
LOWER LEVEL BAR	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CABINETS - UNITS & PAINT (ALLOWANCE)	\$ 25,000.00			\$ -		
QUARTZ ON LOWER LEVEL BAR (ALLOWANCE)	\$ 10,000.00			\$ -		
APPLIANCES - UNITS & ELECTRICAL (ALLOWANCE)	\$ 5,000.00			\$ -	ASSUMES (2) BEV CENTERS & MICROWAVE	
SINK IN BAR WITH DISPOSAL	\$ 2,550.00			\$ -		
TRIM DETAIL (ALLOWANCE)	\$ 5,000.00			\$ -		
ADDITIONAL TV DROP (1) ON BAR WALL (\$275/EACH)	\$ 275.00			\$ -	CAT6, COAX & POWER OUTLET INCLUDED	
LOWER LEVEL WORKOUT	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
ADDITIONAL WINDOWS (5-- 2 BIG WINDOWS & 3 TRANSOM)	\$ 3,975.00			\$ -		
RUBBER FLOOR IN WORKOUT ROOM (ALLOWANCE)	\$ 5,000.00			\$ -		
GLASS OFFICE DOOR WITH ELECTRONIC GLASS	\$ 17,250.00			\$ -		
LOWER LEVEL BEDS/BATHS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
ZERO ENTRY SHOWER UPGRADE IN EACH BATHROOM	\$ 3,400.00			\$ -		
GLASS WALLS (2) ON SHOWER (\$1,750/EACH)	\$ 3,500.00			\$ -		
UPGRADED QUARTZ TOPS (ALLOWANCE)	\$ 2,000.00			\$ -		
ADDITIONAL WINDOWS (2 ADDITIONAL)	\$ 1,950.00			\$ -		
ADDITIONAL CAN LIGHTS (8) (\$215/EACH)	\$ 1,720.00			\$ -	(4) IN EACH BEDROOM	
MISCELLANEOUS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPGRADE TO 8' DOORS ON MAIN LEVEL (13) & LOWER LEVEL (11) (\$150/EACH) & 8' GARAGE ENTRY DOOR (\$750)	\$ 4,350.00			\$ -		
UPGRADE INTERIOR DOORS (24) TO SOLID CORE (\$150/EACH)	\$ 3,600.00			\$ -		
HVAC UPGRADES (ALLOWANCE)	\$ 10,000.00			\$ -	HVAC UPGRADES	
TANKLESS WATER HEATER (ALLOWANCE)	\$ 3,500.00			\$ -		
LOW VOLTAGE UPGRADES	\$ 16,530.00			\$ -		
PAINT UPGRADES (ALLOWANCE)	\$ 5,000.00			\$ -		
SELECTION OVERAGES	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	\$ 15,000.00			\$ -		
CARPET SELECTION ABOVE STANDARD (\$20/YARD STANDARD INCLUDED)	\$ 7,500.00			\$ -		
LIGHTING SELECTION ABOVE STANDARD (\$4,000 STANDARD INCLUDED)	\$ 22,000.00			\$ -		
APPLIANCE SELECTION ABOVE STANDARD (\$5,000 STANDARD INCLUDED)	\$ 60,000.00			\$ -		
PLUMBING SELECTION (STANDARD OPTIONS CREDIT + ALLOWANCE)	\$ 8,500.00			\$ -	DELTA KYRA PACKAGE STANDARD	
LANDSCAPING SELECTION ABOVE STANDARD (\$2,500 STANDARD INCLUDED)	\$ 16,500.00			\$ -		