

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



SALES PRICE \$ 1,565,998.00
CHANGE LOG \$ -
TOTAL SALES PRICE \$ 1,565,998.00

BASE COSTS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
BASE PRICE - ROANOKE 2	\$ 714,950.00			\$ -		
LOT PRICE	\$ 230,000.00			\$ -		
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 (ALLOWANCE)	\$ 19,000.00			\$ -	COMMUNITY REQUIREMENT NATURAL STONE	
8' HANDCRAFTED IRON DOUBLE FRONT DOORS	\$ 18,495.00			\$ -		
BRICK FRONT PORCH (ALLOWANCE)	\$ 15,000.00			\$ -		
EXPANDED FRONT PORCH	\$ 6,500.00			\$ -		
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	
GRILLS ON WINDOWS (44) \$20/EACH	\$ 880.00			\$ -		
EXTERIOR CAN LIGHTS (4) (\$215/EACH)	\$ 860.00			\$ -		
COVERED DECK	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			\$ -		
BEVERAGE CENTER - UNIT & ELECTRICAL (ALLOWANCE)	\$ 1,349.00			\$ -		
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 (ALLOWANCE)	\$ 4,000.00			\$ -		
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			\$ -		
UPGRADED SINK (ALLOWANCE)	\$ 325.00			\$ -		
GLASS CABINET DOORS (2) (\$200/EACH)	\$ 400.00			\$ -		
MUDROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
LOCKERS & MUD BENCH - UNIT & PAINT	\$ 5,250.00			\$ -		
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 (ALLOWANCE)	\$ 3,695.00			\$ -		
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			\$ -		
FACE FRAME SHELVES	\$ 350.00			\$ -		
UPGRADED SINK (ALLOWANCE)	\$ 325.00			\$ -		
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 W/ FLOATING SHELVES - UNIT & PAINT	\$ 3,943.00			\$ -	HUTCHEN CABINET \$3,586, HUTCH FURNITURE FEET \$358	
ADDITIONAL TRANSOMS (3) (\$675/EACH)	\$ 2,025.00			\$ -		
COUNTERTOPS (ALLOWANCE)	\$ 1,000.00			\$ -		
ACCENT LIGHTING (2) (\$250/EACH)	\$ 500.00			\$ -		
ADDITIONAL CAN LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		
GLASS CABINET DOORS (2) (\$125/EACH)	\$ 250.00			\$ -		
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			\$ -		
OFFICE/BEDROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
PREFINISHED WOOD FLOORS	\$ 2,500.00			\$ -		
8' GLASS DOOR - 1-LITE GLASS DOOR	\$ 1,900.00			\$ -		
ADDITIONAL CAN LIGHTS (4) (\$175/EACH)	\$ 700.00			\$ -		
1/2 BATHROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
TRIM WALL (ALLOWANCE)	\$ 3,500.00			\$ -		
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			\$ -		

MASTER BEDROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
PREFINISHED WOOD FLOORS	\$ 4,000.00			\$ -		
TRIM ACCENT WALL (ALLOWANCE)	\$ 3,500.00			\$ -		
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			\$ -		
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			\$ -		
ZERO ENTRY	INCLUDED			\$ -		
RAIN HEAD	INCLUDED			\$ -	(2) SHOWER HEADS INCLUDED	
MASTER CLOSET	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPPER EXTENSION PULL DOWN RODS (8) (\$250/EACH)	\$ 2,000.00			\$ -		
FACE FRAME SHELVES (ALLOWANCE)	\$ 2,000.00			\$ -		
ADDITIONAL CAN LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		
ADDITIONAL FIXTURE (1) (\$215/EACH)	\$ 215.00			\$ -		
DRESSER - UNIT & PAINT	\$ 3,535.00			\$ -		
LAUNDRY ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CABINET UPGRADES	\$ 2,430.00			\$ -		
APPLIANCES - UNIT	\$ 2,560.00			\$ -	WASHER & DRYER	
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			\$ -		
UPSTAIRS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
HARDWOODS IN UPSTAIRS HALLWAY (ALLOWANCE)	\$ 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	\$ 3,775.00			\$ -		
2-ZONE ELECTRONIC DAMPER SYSTEM	\$ 3,650.00			\$ -	INCLUDES 2ND ECOBEE THERMOSTAT ON 2ND FLOOR	
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	
ELECTRIC SUB-PANEL	\$ 1,000.00			\$ -	REQUIRED FOR 220V & BASEMENT FINISH	
UPGRADED HARDWARE (ALLOWANCE)	\$ 850.00			\$ -		
SELECTION OVERAGES	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	\$ 12,500.00			\$ -		
CARPET SELECTION (\$20/YARD STANDARD)	\$ 5,000.00			\$ -		
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)**	\$ 7,500.00			\$ -	\$6,000 COMMUNITY REQUIREMENT (1) HARD WOOD TREE I FRONT YARD & (1) HARD WOOD TREE IN BACK 4" IN DIAMETER, & DOWN SPOUTS BURIED	
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 (ALLOWANCE)	\$ 15,000.00			\$ -	REC ROOM, GAME ROOM, BAR, CLOSET, & HALLWAY	
OPEN STAIRCASE/SPINDLES	\$ 2,500.00			\$ -		
BASEMENT - REC ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
FIREPLACE W/ MANTLE & STONE FAÇADE	\$ 8,500.00			\$ -		
MESH CABINET DOORS (ALLOWANCE)	\$ 5,000.00			\$ -		
6 x 8 PELLA LIFESTYLE SLIDING DOOR	\$ 5,250.00			\$ -		
HEARTH CABINETS - UNITS & PAINT	\$ 1,620.00			\$ -		
UNDER CABINET LIGHTING (4) (\$250/EACH)	\$ 1,000.00			\$ -		
ADDITIONAL FIXTURE (2) (\$215/EACH)	\$ 430.00			\$ -		
FIREPLACE UPGRADE	\$ 925.00			\$ -	HEATILATOR CALIBER 36"	
BASEMENT - BAR	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CABINETS & ISLAND - UNIT & PAINT	\$ 19,985.00			\$ -		
COUNTERTOP (ALLOWANCE)	\$ 7,500.00			\$ -		
APPLIANCES - UNITS	\$ 7,810.00			\$ -	2 BEVERAGE CENTERS, DISHWASHER DRAWER, & MICROWAVE	
TRIMMED BAR POSTS (ALLOWANCE)	\$ 5,000.00			\$ -		
SINK - STANDARD SINK & FIXTURE (\$2,000) W/ GARBAGE DISPOSAL (\$550)	\$ 2,550.00			\$ -		
GLASS SHELVES (16) (\$125/EACH)	\$ 2,000.00			\$ -		
UNDER CABINET LIGHTS (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			\$ -		
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	
GRANITE OR QUARTZ TOP W/ UNDERMOUNT SINK	INCLUDED			\$ -		
ADDITIONAL CANS (1) (\$215/EACH)	\$ 215.00			\$ -		
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			\$ -		