

SPEC INVENTORY
LOT 65 - WILDHORSE
9706 W 175TH TERRACE, OVERLAND PARK, KS 66221



SALES PRICE \$ 1,596,101.00
CHANGE LOG \$ -
TOTAL SALES PRICE \$ 1,596,101.00

BASE COSTS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
BASE PRICE - ROANOKE 2	\$ 714,950.00			\$ -		
LOT PRICE	\$ 330,000.00			\$ -		
WALKOUT PACKAGE (WINDOWS (3), FULL-LITE DOOR (1), FRAMED DOWNWALLS, COMPOSITE DECKING W/ METAL RAILING	\$ 21,750.00			\$ -		
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	\$ 12,065.00			\$ -		
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' DOUBLE FRONT DOOR	\$ 18,750.00			\$ -		
TRIM DESIGN GARAGE DOORS	\$ 3,000.00			\$ -		
PAINT UPGRADES (ALLOWANCE)	\$ 3,350.00			\$ -		
EXPANDED FRONT PORCH	\$ 6,500.00			\$ -		
UPGRADE TO JACKSHAFT OPENER ON 3RD CAR GARAGE	\$ 1,500.00			\$ -		
UPGRADE WINDOWS TO CASEMENT (14) (\$175/EACH)	\$ 2,450.00			\$ -		
PAINT INTERIOR OF GARAGE	\$ 1,150.00			\$ -	(1) COLOR; MATCH HOUSE BASE COLOR	
METAL EYEBROWS (1) OFFICE (\$950) (1) UPSTAIRS BEDROOM (\$750) (1) GARAGE (\$1,500) ALLOWANCE	\$ 3,200.00			\$ -		
BOARD & BATTEN (1) BEDROOM PEAK \$750 (1) OFFICE PEAK (\$950/EACH)	\$ 1,700.00			\$ -		
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) (\$175/EACH)	\$ 175.00			\$ -		
ADDITIONAL EXTERIOR OUTLET (1) (\$250)	\$ 250.00			\$ -		
KITCHEN	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
COUNTERTOP UPGRADES (ALLOWANCE)	\$ 4,000.00			\$ -		
CABINET UPGRADES (ALLOWANCE)	\$ 3,500.00			\$ -		
CUSTOM WOOD HOOD	\$ 1,950.00			\$ -	MULTIPLE SELECTIONS AVAILABLE	
CABINETS TO 10' CEILING	\$ 1,250.00			\$ -		
UPGRADED SINK (ALLOWANCE)	\$ 325.00			\$ -		
MUDROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
LOCKERS & MUD BENCH - UNIT & PAINT (ALLOWANCE)	\$ 7,000.00			\$ -		
8' POCKET DOOR	\$ 1,250.00			\$ -		
PREP KITCHEN	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CABINETS - UNITS & PAINT (ALLOWANCE), WITH ACCENT LIGHTING (3) (\$250/EACH)	\$ 10,750.00			\$ -		
COUNTERTOPS (ALLOWANCE)	\$ 3,695.00			\$ -		
SINK - STANDARD SINK & FIXTURE (\$2,000) W/ GARBAGE DISPOSAL (\$550)	\$ 2,550.00			\$ -		
APPLIANCES - U/C BEVERAGE CENTER & MICROWAVE W/ BRASS HANDLES	\$ 5,770.00			\$ -		
ADDITIONAL WINDOWS (1) (\$975/EACH)	\$ 975.00			\$ -		
UNDER CABINET LIGHTING (2) (\$250/EACH)	\$ 500.00			\$ -		
FACE FRAME SHELVES	\$ 350.00			\$ -		
UPGRADED SINK (ALLOWANCE)	\$ 325.00			\$ -		
ADDITIONAL OUTLET (2) (\$75/EACH)	\$ 150.00			\$ -		
DEDICATED 20 AMP OUTLET (1) (\$250/EACH)	\$ 250.00			\$ -		
ADDITIONAL FIXTURE (1) (\$215/EACH)	\$ 215.00			\$ -		
DINING ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
9 x 8 LIFESTYLES SLIDING DOOR	\$ 8,475.00			\$ -		
HUTCH W/ WHITE OAK FLOATING SHELVES, & GLASS TOPS - UNIT & PAINT (ALLOWANCE)	\$ 5,000.00			\$ -		
ADDITIONAL TRANSOMS (3) (\$675/EACH)	\$ 2,025.00			\$ -		
ACCENT LIGHTING (2) (\$250/EACH)	\$ 500.00			\$ -		
COUNTERTOPS (ALLOWANCE)	\$ 1,000.00			\$ -		
ADDITIONAL CAN LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		
GREAT ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
FIREPLACE UPGRADE TO 8KX	\$ 5,905.00			\$ -	8KX 42" FIREPLACE UPGRADE	
BUILT-IN CABINETS - UNITS & PAINT W/ WHITE OAK SHELVES (ALLOWANCE)	\$ 6,000.00			\$ -		
LIMESTONE MANTLE	\$ 10,570.00			\$ -		
GLASS CABINET DOORS (8) (\$125/EACH) (ALLOWANCE)	\$ 1,000.00			\$ -		
UNDER CABINET LIGHTING (4) (\$250/EACH)	\$ 1,000.00			\$ -		
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)	\$ 5,500.00			\$ -		
LED TOE KICK LIGHT (1) (\$215/EACH)	\$ 215.00			\$ -		
UPGRADED VANITY (ALLOWANCE)	\$ 200.00			\$ -		
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	\$ 2,146.00			\$ -		
UPGRADE TRANSOM WINDOWS W/ SEEDED GLASS (ALLOWANCE)	\$ 2,525.00			\$ -		
CABINET UPGRADES (ALLOWANCE)	\$ 2,000.00			\$ -		
UNDER CABINET LIGHTING (2) (\$250/EACH)	\$ 500.00			\$ -		
VANITY STOOL UPPER - UNIT & PAINT (ALLOWANCE)	\$ 457.00			\$ -		
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 (12) (\$250/EACH)	\$ 3,000.00			\$ -		
FACE FRAME SHELVES (ALLOWANCE)	\$ 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			\$ -		
SINK - STANDARD SINK & FIXTURE (\$2,000)	\$ 2,000.00			\$ -		
UNDER CABINET LIGHTING (1) (\$250/EACH)	\$ 250.00			\$ -		
UPSTAIRS	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
ADDITIONAL CAN LIGHTS (12) (\$175/EACH)	\$ 2,100.00			\$ -		
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
PAINT/STAIN UPGRADES	\$ 3,775.00			\$ -		
UPGRADE TO 8' DOORS ON MAIN LEVEL (12) (\$150/EACH) & 8' GARAGE ENTRY DOOR (\$750)	\$ 2,550.00			\$ -		
UPGRADED HARDWARE (ALLOWANCE)	\$ 850.00			\$ -		
LOW VOLTAGE UPGRADES	\$ 14,215.00			\$ -	WIRED INTERNET, WIFI, HOME SECURITY, CAMERAS, MUSIC	
SELECTION OVERAGES	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
TILE SELECTIONS ABOVE STANDARD (STANDARD TILE IN ALL WET AREAS & KITCHEN BACKSPLASH)	\$ 7,500.00			\$ -		
CARPET SELECTION (\$20/YARD STANDARD)	\$ 5,000.00			\$ -		
LIGHTING SELECTION (\$4,000 STANDARD)	\$ 5,000.00			\$ -		
APPLIANCE SELECTION (\$5,000 STANDARD)	\$ 24,933.00			\$ -		
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			\$ -		
UPGRADED FIREPLACE (ALLOWANCE)	\$ 925.00			\$ -	CALIBER 36	
BUILT-IN ENTERTAINMENT CABINETS - UNITS & PAINT (ALLOWANCE)	\$ 6,000.00			\$ -		
BOOKSHELVES - UNIT & PAINT (ALLOWANCE)	\$ 5,000.00			\$ -		
6 x 8 PELLA LIFESTYLE SLIDING DOOR	\$ 5,250.00			\$ -		
BASEMENT - BAR	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CABINETS & ISLAND - UNIT & PAINT (ALLOWANCE)	\$ 15,000.00			\$ -		
COUNTERTOP (ALLOWANCE)	\$ 6,000.00			\$ -		
SINK - STANDARD SINK & FIXTURE (\$2,000) W/ GARBAGE DISPOSAL (\$550)	\$ 2,550.00			\$ -		
APPLIANCES - U/C BEVERAGE CENTER & MICROWAVE W/ BRASS HANDLE	\$ 3,010.00			\$ -		
GLASS DOORS & SHELVES (ALLOWANCE)	\$ 1,500.00			\$ -		
UNDER CABINET LIGHTS (2) (\$250/EACH)	\$ 500.00			\$ -		
ADDITIONAL OUTLETS (2) (\$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			\$ -		
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			\$ -		
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			\$ -		
UPGRADE TO 8' DOORS ON LOWER LEVEL (5) (\$150/EACH)	\$ 750.00			\$ -		
2-ZONE ELECTRONIC DAMPER SYSTEM	\$ 3,650.00			\$ -	INCLUDES 2ND ECOBEE THERMOSTAT ON 2ND FLOOR	
ELECTRIC SUB-PANEL	\$ 1,000.00			\$ -	REQUIRED FOR 220V & BASEMENT FINISH	
TV DROPS (2) (CAT6/COAX/POWER OUTLET)	INCLUDED			\$ -	(2) INCLUDED W/ BASEMENT FINISH	
LIGHT FIXTURE ALLOWANCE (\$500)	INCLUDED			\$ -		