

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



CONTRACT SALES PRICE \$ 2,080,673.00
CHANGE LOG TOTAL \$ -
TOTAL SALES PRICE \$ 2,080,673.00

BASE PRICE - FIRETHORN EXPANDED	\$ 909,950.00			\$ -		
LOT PRICE	\$ 349,000.00			\$ -	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			\$ -		
SUSPENDE GARAGE	\$ 20,000.00			\$ -		
PAVERS ON FRONT PORCH (ALLOWANCE)	\$ 10,000.00			\$ -		
BLACK WINDOW UPGRADE PACKAGE (W/ GRILLS)	\$ 17,045.00			\$ -		
RETAINING WALLS (ALLOWANCE)	\$ 17,750.00			\$ -		
SERVICE DOOR ON GARAGE	\$ 2,100.00			\$ -		
TRANSOM WINDOWS FRONT ENTRY (2 ADDITIONAL)	\$ 1,350.00			\$ -		
ADDITIONAL (2) LIGHT FIXTURE (\$215/EACH TO WIRE & HANG) - FXTURES ADDITIONAL	\$ 430.00			\$ -		
ADDITIONAL (4) LIGHT FIXTURE IN GARAGE (\$215/EACH TO WIRE & HANG) - FXTURES ADDITIONAL	\$ 860.00			\$ -		
CHRISTMAS LIGHT OUTLET W/ SWITCH (\$600/EACH)	\$ 600.00			\$ -		
ADDITIONAL (3) OUTLETS IN GARAGE (\$75/EACH)	\$ 225.00			\$ -		
ADDITIONAL CAN LIGHTS ON BACK PORCH (4) (\$215/EACH)	\$ 860.00			\$ -		
ADDITIONAL (1) OUTLETS BACK PORCH (\$250/EACH)	\$ 250.00			\$ -		
COVERED DECK	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
GRILL, DRAWERS, TRASH DRAWER, DOORS (ALLOWANCE)	\$ 8,000.00			\$ -		
STONE ON GRILL (ALLOWANCE)	\$ 4,000.00			\$ -		
GAS LINE FOR GRILL	\$ 1,500.00			\$ -		
MUDROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
LOCKERS - UNITS & PAINT	\$ 5,925.00			\$ -	ASSUMES (4) LOCKERS	
TRIM DETAIL (ALLOWANCE)	\$ 950.00			\$ -		
DROP ZONE CABINET W/ TOP-- UNIT & PAINT	\$ 1,375.00			\$ -		
ADDITIONAL (1) OUTLETS (\$75/EACH)	\$ 75.00			\$ -		
POWDER BATH	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPGRADED QUARTZ TOPS (ALLOWANCE)	\$ 1,000.00			\$ -		
WALNUT CABINET UPGRADE	\$ 1,825.00			\$ -		
WALLPAPER (ALLOWANCE)	\$ 3,000.00			\$ -		
KITCHEN	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPGRADED QUARTZ TOPS & QUARTZ BACKSPLASH (ALLOWANCE)	\$ 5,000.00			\$ -		
CUSTOM WOOD HOOD	\$ 2,425.00			\$ -	48" WALNUT HOOD	
CABINETS TO 10' CEILING	\$ 1,275.00			\$ -		
ADDITIONAL CABINET UPGRADES	\$ 15,307.00			\$ -	50 QT TRASH \$150, WALNUT CABINETS \$4,162, EXTRA KITCHEN DRAWERS (12) \$1,500, DW APPLIANCE PANEL \$715, BASE ORGANIZER ROLL OUT \$650, UTENSIL ORGANIZER ROLL OUT \$715, 1/4" REVEAL \$3,418, TRAY DIVIDERS \$137, FURNITURE TOE KICK \$397, WALNUT SKIRT STRUCTURE & POST \$1,625, ROLL OUT SHELVES ON ISLAND (6) \$975, PILASTER FOR ROLL OUT SHELVES \$517, PLATE RACK \$348	
GLASS CABINET DOORS (12) (\$100/EACH)	\$ 1,200.00			\$ -	TOTAL # MAY VARY WITH FINAL DESIGN	
TOE KICK LIGHTING (4) (\$215/EACH)	\$ 860.00			\$ -		
ADDITIONAL LED LIGHTING (3) (\$250/EACH)	\$ 750.00			\$ -		
ADDITIONAL CAN LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		
ADDITIONAL DEDICATED OUTLETS (1) (\$250/EACH)	\$ 250.00			\$ -		
ADDITIONAL OUTLETS (1) (\$75/EACH)	\$ 75.00			\$ -		
PREP KITCHEN	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
QUARTZ UPGRADES (ALLOWANCE)	\$ 3,000.00			\$ -	LOWER CABINET W/ STANDARD QUART TOP INCLUDED	
UPPER CABINETS & UPGRADES- UNIT & PAINT	\$ 7,355.00			\$ -		
GLASS CABINET DOORS (4) (\$100/EACH) & W/ CABINET LIGHTING (2) (\$215/EACH)	\$ 1,230.00			\$ -		
UNDER CABINETS LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		
STANDARD SINK W/ FIXTURE	\$ 2,000.00			\$ -		
FACE FRAME SHELVES	\$ 1,125.00			\$ -		
ADDITIONAL DEDICATED OUTLETS (1) (\$250/EACH)	\$ 250.00			\$ -		
TOE KICK LIGHTING (1) (\$215/EACH)	\$ 215.00			\$ -		
ADDITIONAL OUTLETS (2) (\$75/EACH)	\$ 150.00			\$ -		
HEARTH ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
NATURAL STONE ON FIREPLACE (ALLOWANCE)	\$ 5,000.00			\$ -		
LIMESTONE MANTLE (ALLOWANCE)	\$ 8,500.00			\$ -		
WALNUT BUILT IN HEARTH CABINETS - UNITS & PAINT	\$ 2,830.00			\$ -		
QUARTZ TOP FOR CABINETS (ALLOWANCE)	\$ 1,500.00			\$ -		
FIREPLACE UPGRADE	\$ 797.00			\$ -	CALIBER 36"	
ADDITIONAL (2) LIGHT FIXTURE (\$215/EACH TO WIRE & HANG) - FXTURES ADDITIONAL	\$ 430.00			\$ -		
ADDITIONAL SWITCH (1) (\$75/EACH)	\$ 75.00			\$ -		
DINING ROOM	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
9'x8' PELLA LIFESTYLE SLIDING GLASS DOOR	\$ 8,475.00			\$ -		
TRIM DETAIL (ALLOWANCE)	\$ 5,000.00			\$ -		
TRANSOM WINDOWS (3 ADDITIONAL)	\$ 2,025.00			\$ -		
ADDITIONAL CAN LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		

REAR FIRST FLOOR BED/BATH	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
UPGRADED QUARTZ TOPS (ALLOWANCE)	\$ 500.00			\$ -		
ZERO ENTRY SHOWER UPGRADE	\$ 1,750.00			\$ -		
GLASS WALL ON SHOWER	\$ 1,750.00			\$ -		
ADDITIONAL WINDOWS (2)	\$ 1,950.00			\$ -		
ADDITIONAL CAN LIGHTS (4) (\$215/EACH)	\$ 860.00			\$ -		
ADDITIONAL (1) OUTLETS (\$75/EACH)	\$ 75.00			\$ -		
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	\$ 3,417.00			\$ -	WALNUT UPGRADE \$567, FURNITURE TOE \$592, EXTRA DRAWERS (8) \$1,250, NOTCH DRAWER BOX 190, 1/4" REVEAL \$817	
QUARTZ UPGRADE (ALLOWANCE)	\$ 2,000.00			\$ -		
FREE-STANDING TUB	\$ 2,650.00			\$ -		
TRIM DETAIL (ALLOWANCE)	\$ 3,000.00			\$ -		
HEATED TILE FLOOR ELECTRICAL	\$ 575.00			\$ -	TILE INCLUDED IN TILE OVERAGE	
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			\$ -		
TOE KICK LIGHTING (2) (\$215/EACH)	\$ 430.00			\$ -		
ADDITIONAL SWITCH (1) (\$75/EACH)	\$ 75.00			\$ -		
ADDITIONAL CAN LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		
ADDITIONAL (1) LIGHT FIXTURE (\$215/EACH TO WIRE & HANG) - FIXTURES ADDITIONAL	\$ 215.00			\$ -		
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	\$ 2,590.00			\$ -		
BUILT-IN LINEN MAKE UP DESK W/ TRIMMED MIRROR - UNITS & PAINT	\$ 2,875.00			\$ -		
ADDITIONAL (1) LIGHT FIXTURE (\$215/EACH TO WIRE & HANG) - FIXTURES ADDITIONAL	\$ 215.00			\$ -		
ADDITIONAL (1) OUTLETS (\$75/EACH)	\$ 75.00			\$ -		
ADDITIONAL CAN LIGHTS (1) (\$215/EACH)	\$ 215.00			\$ -		
LAUNDRY	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
SINK IN LAUNDRY ROOM	\$ 2,000.00			\$ -		
ADDITIONAL CABINETS	\$ 5,300.00			\$ -		
QUARTZ UPGRADES-- TOP OVER W/D COMBO & ADDITIONAL FOLDING SPACE ON EXTRA CABINET (ALLOWANCE)	\$ 2,500.00			\$ -		
8' POCKET DOOR	\$ 1,250.00			\$ -		
ADDITIONAL CAN LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -		
LOWER LEVEL	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
12'x 8' PELLA LIFESTYLE SLIDING GLASS DOOR	\$ 14,250.00			\$ -		
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	\$ 6,545.00			\$ -		
GLASS DOORS (4) (\$150/EACH) & LED TAPE LIGHTS (4) (\$250/EACH) IN CABINET	\$ 1,600.00			\$ -		
FIREPLACE UPGRADE	\$ 797.00			\$ -	CALIBER 36"	
LOWER LEVEL BAR	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
CABINETS & ROLLING LADDER - UNITS & PAINT	\$ 18,520.00			\$ -		
QUARTZ ON LOWER LEVEL BAR (ALLOWANCE)	\$ 10,000.00			\$ -		
STANDARD SINK W/ FIXTURE	\$ 2,000.00			\$ -		
TRIM DETAIL (ALLOWANCE)	\$ 5,000.00			\$ -		
ADDITIONAL TV DROP (1) ON BAR WALL (\$275/EACH)	\$ 275.00			\$ -	CAT6, COAX & POWER OUTLET INCLUDED	
LED TAPE LIGHTS (5) (\$215/EACH)	\$ 1,250.00			\$ -		
ADDITIONAL (4) OUTLETS (\$75/EACH)	\$ 1,000.00			\$ -		
LOWER LEVEL WORKOUT	CONTRACT	ALLOWANCES	SELECTIONS	TOTAL	NOTES	APPROVED
ADDITIONAL WINDOWS (5-- 2 BIG WINDOWS & 3 TRANSOM)	\$ 3,975.00			\$ -		
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 (12) (\$215/EACH)	\$ 2,580.00			\$ -	(4) IN EACH BEDROOM	
ADDITIONAL SWITCH (3) (\$75/EACH)	\$ 225.00			\$ -		
ADDITIONAL CAN LIGHTS (2) (\$215/EACH)	\$ 430.00			\$ -	(1) IN EACH BATHROOM	
ADDITIONAL (1) OUTLETS BEDROOM #1 (\$75/EACH)	\$ 75.00			\$ -		
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			\$ -		
2 ZONE W/ SEPARATE TRUNK LINE FOR BASEMENT	\$ 4,850.00			\$ -		
LOW VOLTAGE UPGRADES	\$ 16,530.00			\$ -		
PAINT UPGRADES (ALLOWANCE)	\$ 5,000.00			\$ -		
DEDICATED OUTLETS IN UNFINISHED AREA (2) (\$250/EACH)	\$ 500.00			\$ -		
HIGH END APPLIANCE INSTALL & PANEL INSTALLATION (ALLOWANCE)	\$ 3,500.00			\$ -		
CABINET UPGRADES	\$ 385.00			\$ -	VANITIES SPECIAL TOE BOARD	
HARDWARE (ALLOWANCE)	\$ 3,000.00			\$ -	VANITIES SPECIAL TOE BOARD	
CABINET UPGRADES - UV PLYWOOD INTERIOR (ALLOWANCE)	\$ 8,480.00			\$ -	VANITIES SPECIAL TOE BOARD	
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)	\$ 20,657.00			\$ -		
LANDSCAPING SELECTION ABOVE STANDARD (\$2,500 STANDARD INCLUDED)	\$ 16,500.00			\$ -		