



586 Turnpike Rd, New Ipswich, NH 03071  
 Office: 603.878.2856 Fax: 603.878.4294  
 www.san-ken.com



## SALES AGREEMENT

Lot: \_\_\_\_\_ Road: \_\_\_\_\_  
 Town: \_\_\_\_\_  
 Client Name: \_\_\_\_\_  
 Plan Name & #: \_\_\_\_\_

### Specification Sheet

#### Exterior

**Sewerage:**

State Approved Septic System 3 Bedroom. Builder responsible for plans, septic design, and engineering.

**Site:**

Site Allowance to be finalized once septic is designed, ledge removal if required will be at an additional charge. 3/4 Crushed Gravel Driveway, On Site Loam Stripped and Respread, Seeded and Hayed 30' Around House, Crushed Stone Drip Edge and Walkway. Driveway width approximately 12'. Parking and turn around area is to be approximately 24' by 24'. Minimum of 12" bank run gravel, and minimum 4" crush gravel. There is no Warranty on the growth of the grass.

**Water:**

\$5,995.00 Allowance for Private Well (If hydrofracking or a filtration and/or water treatment system is necessary it will be an additional charge to the Owner). Includes up to 560' of well, 40' of casing, and 100' of piping from well to house. Extra casing is \$17 a foot, and extra drilling beyond 560' is \$12 a foot.

**Basement/Basement Access:**

Full Poured Concrete 8" Walls & 4" Floor (10" walls when 40' contiguous or longer), 4" perforated pipe with stone around exterior of footing, ran to daylight, spray on rubber water proofing. Pre-form bulkhead or walk-out basement with double half glass doors and 2 windows dependent on lot.

#### Interior

**Construction:**

Exterior Frame 2" x 6", 16" O.C. Interior Frame 2" x 4", 16" O.C.

**Sheathing/Sub floor:**

7/16" OSB Board, Sub Floors 3/4" OSB, Advantech or equal

**Roof:**

5/8" CDX, Architectural Asphalt Shingles 30 year, Ice shield of one course on eaves of 3', ice shield on entire roof of any 4 pitch.

**Porches, Decks, and Steps:**

Stairs and Decks will be Trex decking with vinyl railings. Porch wood posts wrapped in white trim.

**Exterior Doors:**

Fiberglass Insulated, 3 panel, 3 lite Front Door. – Painted Doors. Unless required by code to be a solid door. Full glass back door, half glass garage door, and double walk-out door if property is suitable to a walk-out basement.

**Windows:**

White Vinyl Insulated Tilt-In Double Hung with 4/0 Grids,

**Siding:**

Vinyl - (builder's samples) 2 x 6 rakes with strapping, wrapped in metal, vented vinyl soffit, Certainteed Mainstreet

**Electric:**

200 AMP. Circuit Breaker, underground power.

**Telephone & TV Outlets:**

3 each, Location to be determined. Cable and satellite use the same type of outlet, power outlets to be installed per code, a meeting with electrician will be available at time of rough.

**Smoke/Carbon Monoxide Detectors:**

Installed per code. Specific locations can be given to electrician at time of rough from customer.

**Heat/Fuel:**

FHW / Propane. Combo Boiler.

**Hot Water:**

On demand propane off boiler.

**Plumbing and Heating:**

Master Bath 1 piece fiberglass tub/shower unit; 2nd bath fiberglass one piece tub/shower unit, Vanity Cabinet has mirror above. Copper or PEX Tubing supply lines/PVC waste lines will be used. High efficiency propane wall hung boiler. Master Bath vanity is 24" x 60" double bowl, cultured marble top, cabinet style determined by customer, fixtures standard chrome. Second bath vanity to be 19" x 30" single bowl. All fixtures are standard white. Venting fans in all bathrooms, to be vented out closest soffit.

**Laundry:**

Hook-Ups in laundry area as per house plan unless otherwise indicated. Electric dryer.

**Insulation:**

R-21 batts in Walls. R-49 Blown-in In Ceiling. Unfaced insulation, with plastic vapor barrier. R-30 in Basement ceiling.



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### Specification Sheet Cont.

**Drywall:**

½" Drywall Mudded and Taped, Smooth finish. Contractor's Standard – Flat Ceilings

**Painting:**

All walls primed, with 2 coats of finish paint on all walls, doors and trim. Walls are pale oak and trim is semi-gloss white. Ceilings are primed with 1 coat of flat white ceiling paint.

**Interior Doors:**

Masonite Elite Hollow Core Doors, 2 Panel hollow core doors, other designs available for no additional charge. Applies to door slabs with no upcharge. Oil rubbed bronze hinges and knobs.

**Cabinets & Counter Tops:**

\$5,500.00 Allowance for Kitchen & All Baths. Stainless double bowl sink in kitchen. Cabinets to be chosen by customer, several options available in allowance range. Cabinets will be selected at Triumph Interiors. Hardware to be selected by customer.

**Floor Covering:**

Wall-to-Wall Carpet in Bedrooms, Second Floor Stairs and Hallways (if applicable). Engineered hardwood in Kitchen, Living, Dining, and First Floor Hallways. Tile in All Bathrooms and Laundry. \$2 per sq. ft. for carpet, \$2.50 per sq. ft. for tile, \$4 per sq. ft. for engineered hardwood. Materials only.

**Appliances:**

\$2,300.00 Allowance for all Appliances (Appliances to be installed by Builder), Appliances to be picked by customer, customer is responsible for any cost incurred over \$2,300.00 for appliances. Customer may choose the appliances.

**Lighting:**

\$1,000.00 Allowance—\*\*Note\*\*\* Lighting Allowance to include all interior and exterior fixtures and light bulbs.

Owner Initials \_\_\_\_\_

Firm \_\_\_\_\_