



586 Turnpike Rd, New Ipswich, NH 03071  
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## SALES AGREEMENT

Lot: \_\_\_\_\_ Road: \_\_\_\_\_

Town: \_\_\_\_\_

Client Name: \_\_\_\_\_

Plan Name & #: \_\_\_\_\_

### OPTIONAL UPGRADES

<b>General</b>	
Trex Deck (over standard deck size)	\$30/sq. ft.
Hardwood Staircase - Red Oak	\$3,000
Pre-finished Hardwood Floor Upgrade from Carpet	\$6/sq. ft.
Ceramic tile with 1/2" Cement Board Underlay or equivalent Upgrade from Hardwood	\$6/sq. ft.
Garage Door Woodgrain Color (Upgrade from White)	\$550 ea.
Garage Door Upgrade to Gallery Style	\$750 ea.
Central Vacuum (rough only, up to 4 outlets \$900)	\$2,500
Additional Wall Paint Colors (eggshell finish only)	\$400 ea.
Gas Fireplace with Painted Mantle and Marble Hearth	\$5,000
Gutters & Downspouts	\$10/ln. ft.
Basic Leaf Guard	\$8/ln. ft.
Granite Mailbox Post & Mailbox Installed	\$650
Exterior Shutters (Front Included)	\$150/pair
Upgrade Roof Shingles from IKO Cambridge to Dynasty	\$30/SQ
<b>Plumbing &amp; Heating</b>	
Gas Piping for Stove or Dryer	\$600 ea.
Extra Outdoor Faucet	\$400 ea.
6' Tub/Shower Unit Extra Deep in lieu of standard tub	\$1,000
Whirlpool Tub (Storage Arm Required + \$1,200)	\$3,000
One Piece Five Foot Tub & Shower w/ Jets	\$1,800
Tile Shower (Price dependent on tile chosen)	\$5,500
Fiberglass Shower Glass Door	\$1,600
Frameless Glass Shower Door for Tile Shower	\$2,200
FHA (1 zone) with Air Conditioning in lieu of FHW	\$9,600
Additional FHA zones	\$2,900
Ductless Mini Split A/C with Heat Pump	\$6,300
Ducted Mini Split A/C with Heat Pump 1 zone	\$10,600
<b>Site</b>	
Additional Loam & Seed (quoted based on site)	TBD
Additional Tree Clearing (quoted based on site)	TBD

<b>Electrical</b>	
3-Way Switch	\$60 ea.
Basement Outlet on Concrete Wall	\$200 ea.
Ceiling Fan Outlet & Double Switch	\$200 ea.
Closet Light (LED Strip)	\$135 ea.
Dedicated Outlet \$167 for 120v \$335 for 220v	
Dimmer Switch	\$67 ea.
Extra Cable TV Jack - \$67 / Cable Jack w/ Internet -	\$107 ea.
Extra Electrical Switch or Outlet	\$60 ea.
Extra Telephone Jack OR Internet Jack	\$70 ea.
Extra Interior Light	\$100 ea.
Extra dedicated Interior Light	\$167 ea.
Fan Heat Light	\$335 ea.
Floodlight (Fixture not included)	\$200 ea.
Garage LED Strip Light	\$150 ea.
Outside Post Light up to 50' (light and post not included)	\$600 ea.
Outside Outlet (2 included)	\$167 ea.
Paddle Fan Install (fan supplied by buyer)	\$125 ea.
Paddle Fan in Cathedral Ceiling Install	\$150 ea.
Recessed Light (6 or more \$95/ea.)	\$125 ea.
Under Cabinet Lighting (pre-wire only \$300)	\$1005.00
Upper Cabinet Lighting (pre-wire only \$200)	\$600.00
2-2" Conduit to Attic	\$335.00
TV Conduit over Fireplace with Outlet	\$225.00
Stairway Night Light	\$300.00
Portable Generator Hookup (Generator not included)	\$1,500.00
Kohler 14kW Home Backup Generator	\$10,795.00
Single Room Speaker Pre-Wire (installation/set up is extra)	\$469.00
Home Theater, Surround Sound, Networking, Security Systems and Other Custom Wiring Systems are Available Upon Request.	
**Note** Unless stated otherwise, the prices above are for wiring only. They do not include the purchase of any needed fixtures as these are to be supplied by the Buyer.	

Change Orders - \$75 Processing Fee to process each change order

Buyer's Initials: \_\_\_\_\_ \ \_\_\_\_\_

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Builder: \_\_\_\_\_ \ \_\_\_\_\_