



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 & #: \_\_\_\_\_

### OPTIONAL UPGRADES

<b>General</b>	
Trex Deck (over standard deck size)	\$50/sq. ft.
Hardwood Staircase - Red Oak	\$3,500
Pre-finished Hardwood Floor Upgrade from Carpet	\$6/sq. ft.
Ceramic tile with 1/2" Cement Board Underlay or equivalent Upgrade from Hardwood	\$8/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)	\$600 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	\$750
Exterior Shutters (Front Included)	\$150/pair
Upgrade Roof Shingles from IKO Cambridge to Dynasty	\$1,200
<b>Plumbing &amp; Heating</b>	
Gas Piping for Stove or Dryer	\$600 ea.
Extra Outdoor Faucet (2 Included)	\$400 ea.
6' Tub/Shower Unit Extra Deep in lieu of standard tub	\$1,000
Tile Shower (Standard Tile Allowance of \$2.50/sf)	\$5,900
Tile Shower with Fiberglass Floor	\$3,900
Fiberglass Shower Glass Door	\$1,600
Frameless Glass Shower Door for Tile Shower	\$2,300
Oil Rubbed Bronze - All Faucets	\$700
Rough Drain Lines in Basement for Future Bath	\$1,600
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	\$75 ea.
Extra Cable TV Jack - \$67 / Cable Jack w/ Internet -	\$110 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	\$170 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)	\$175 ea.
Paddle Fan Install (fan supplied by buyer)	\$125 ea.
Paddle Fan in Cathedral Ceiling Install	\$150 ea.
Recessed Lights	\$100 ea.
Under Cabinet Lighting (pre-wire only \$300)	\$1000.00
Upper Cabinet Lighting (pre-wire only \$200)	\$600.00
2-2" Conduit to Attic	\$400.00
TV Conduit over Fireplace with Outlet	\$260.00
Stairway Night Lights (4 Locations)	\$500.00
Portable Generator Hookup (Generator not included)	\$1,500.00
Kohler 14kW Home Backup Generator	\$10,795.00

Change Orders - \$150 Processing Fee to process each change order

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

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