SAN-KEN HOMES, INC.
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SALES AGREEMENT

Lot:_____ Road:_____
Town: _____
Client Name:_____
Plan Name & #:_____

OPTIONAL UPGRADES

General	
Trex Deck (over standard 12'x12' deck size)	$60/sq. ft.
Hardwood Staircase - Red Oak	$3,900
Engineered Hardwood Floor Upgrade from Carpet	$6/sq. ft.
Ceramic tile with ½" Cement Board Underlay or equivalent Upgrade from Hardwood	$18/sq. ft.
Garage Door Woodgrain or Color (Upgrade from White)	$750 ea.
Central Vacuum (rough only, up to 4 outlets $900)	$2,500
Additional Wall Paint Colors (eggshell finish only)	$600 ea.
Gas Fireplace Superior DRT 2040 Mantle & Stone Surround	$6,000
Gas Fireplace Superior DRL 3545 w/ Log Kit & Remote	$7,650
Gutters & Downspouts	$12/ln. ft.
Basic Leaf Guard	$8/ln. ft.
Granite Mailbox Post & Mailbox Installed	$750
Upgrade Roof Shingles from IKO Cambridge to Dynasty	$1,200
Plumbing & Heating	
Gas Piping for Stove or Dryer	$750ea.
Extra Outdoor Faucet (2 Included)	$450 ea.
6' Tub/Shower Unit Extra Deep in lieu of standard tub	$1,000
Tile Shower (Standard Tile Allowance of $3/sf)	$7,500
Fiberglass Shower Glass Door	$2,750
Frameless Glass Shower Door for Tile Shower	$3,500
Oil Rubbed Bronze - All Faucets	$450
Rough Drain Lines in Basement for Future Bath	$2,950
Additional FHA zones	$3,400
Upgrade HVAC to Integrated 15 SEER2 Heat Pump	$6,500
Site	
Additional Loam & Seed (quoted based on site)	TBD
Additional Tree Clearing (quoted based on site)	TBD

Electrical	
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 $300 for 120v $400 for 220v	
Dimmer Switch	$75 ea.
Extra Cable TV Jack - $100 / Cable Jack w/ Internet -	$200 ea.
Extra Electrical Switch or Outlet	$75 ea.
Extra Telephone Jack OR Internet Jack	$150 ea.
Extra Interior Light	$100 ea.
Extra dedicated Interior Light	$170 ea.
Fan Heat Light	$400 ea.
Floodlight (Fixture not included)	$200 ea.
Garage LED Strip Light	$150 ea.
Outside Post Light up to 50' (light and post not included)	$800 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 or Toe Kick 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)	$600.00
Portable Generator Hookup (Generator not included)	$1,500.00
Kohler 14kW Home Backup Generator	$13,500.00
Dedicated Outlet for Electric Car Charger with 240 Volt 60 AMP Breaker	$775

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