SAN-KEN HOMES, INC.
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:
StateApproved Septic System 3 Bedroom. Builder responsible for plans, septic design, and engineering.

Site:
SiteAllowance to be finalized once septic is designed, ledge removal if required will be at an additional charge. 3/4 Crushed Gravel Driveway and Front Walkway, On Site Loam Stripped and Respread, Seed & Fertilize 30' Around House, 3/4" Stone Drip Edge. 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:
Allowance for Private Well (If hydrofracking or a filtration and/or water treatment system is necessary it will be an additional charge to the buyer). Includes up to 500' of well drilling, 40' of casing, and 75' of piping from well to house. Extra casing is $35 a foot, and extra drilling beyond 500' is $16 a foot. Well pump to be set at a maximum of 400'. Additional set depth $3.95/ft up to 500' max

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. Walk up Dog-house with Single Door or walk-out basement with double half glass doors and 2 windows dependent on lot.

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

Sheathing/Sub floor:
7/16" ZIP System, Sub Floors 3/4" Advantech or equal

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

Porches, Decks, and Steps:
Stairs and Decks will be composite decking with vinyl railings. Porch wood posts wrapped in white trim.

Exterior Doors:
Fiberglass Insulated, 3 panel, 3 lite Front Door, Painted or Stained. All other doors to be painted white. Full glass back slider door, half glass garage door, and double half glass 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 or similar.

Interior

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:
1 Zone Forced Hot Air Heat w/ Central A/C.

Hot Water:
On demand propane.

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 furnace. 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-20 Open Cell Spray Foam Insulation 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 all 1 color TBD by Buyer 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:
3% Of Base Price 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 or LVP in Kitchen, Living, Dining, and First Floor Hallways. Tile in All Bathrooms and Laundry. Carpet Allowance of $29 per sq. yd. Materials Allowance of $2.50 per sq. ft. for tile, $5 per sq. ft. for Engineered Hardwood or LVP.

Appliances:
$ 5,000 Allowance for all Kitchen Appliances. Kitchen Appliances to be picked by customer, customer is responsible for any cost incurred over the allowance amount. Kitchen Appliances to be installed by Appliance Vendor. In the event San-Ken Homes provides installation of appliances there will be an additional $1,500 charge to Buyer.

Lighting:
$ 1,500 Allowance—**Note*** Lighting Allowance to include all interior and exterior fixtures and light bulbs. Recessed Lights Included on Front Porch and 10 Additional Locations selected by Buyer. 2 Floodlights Installations are Included (fixtures provided by Buyer).