

PLUMBING:

Septic - Community Septic
Water - Public
Hot Water Heater: LP Gas 40
Gallon capacity
Washer - Dryer hookups: Gas
Ice Maker Hookup
Sill cocks: 1 in front or 1 in rear

ELECTRICAL

Service: 100 AMP
Exterior outlet: one at front and rear
Overhead lighting: switched
controlled in dining room & kitchen
Telephone outlets: 3
Cable outlets: 3
Doorbell: Front
Garage door opener
Outside lights: per code

ELECTRICAL (continued)

Pre-wired for fan in family room and
Master bedroom
Two recess lights installed over
breakfast bar

BATHROOM FEATURES

One piece fiberglass tub/shower unit
(white) in full bath 4' fiberglass
shower only in master bath
Vanity: 1/2 bath pedestal sink
Master bath 5' w/double bowl sinks.
Tile flooring in all baths: builder's
selection

KITCHEN FEATURES

\$1180.00 Allowance for dishwasher
gas stove, non vented microwave
appliances
Sink: Stainless steel
Range: Gas: color white or black

KITCHEN FEATURES (continued)

Dishwasher: color white or black
Microwave: color white or black
Cabinets: Oak or birch
Countertops: Granite with 3" back
splash and eased edge, stainless steel
dbl bowl under mount sink
Pre-finished hardwood flooring, 2 1/4"
in kitchen, breakfast area, living room
and dining room and entry way

FLOORING

Sub-flooring: 3/4" TNG Builders choice
Carpeting: Choice of 2 colors -\$18.00
per yd. allowance

LANDSCAPING

Builders discretion
Disturbed Areas: Loam and seeded

DRIVEWAYS & WALKWAYS

Paved

Annandale on the River

Route 3A (22 Charles Bancroft Highway)

Litchfield, NH 03052

603 943-5335



www.sousarealtynh.com

FOUNDATIONS

Poured Concrete
Basement Floor 4" Thick
Walls: Thickness 8" Height 7' 6"
Water proofing, outside walls only

FRAMING

Sills: 2" x 6"
Girders: 2" x 12"
Floor Joists: 2" x 10"
Walls: Outside Walls 2" x 6"
Ceiling Joists: 2" x 6"
Roof Rafters: 2" x 8"
Deck Standard Size 8' x 10'

ROOFING

Sheathing: 1/2" plywood
Shingles: Architectural Color
Weather Wood 30 Years

VENTALATION

Perforated vinyl soffit
Ridge vents installed

EXTERIOR WALLS

Sheathing: 7/16" OSB

WINDOWS

Tilt-in windows, screens
included on finished areas only

DOORS

Steel insulated front with side light
and steel insulated side door
Masonite interior doors
Overhead garage doors

INSULATION

Walls: R-19 fiberglass
Ceilings: R-38 fiberglass
Basement: R-30 fiberglass

INTERIOR

Walls: 1/2" sheet rock painted flat white
builders choice
Ceilings: 1/2" sheet rock - textured
Finish: Door and window casing 2 1/2"
colonial primed casing, Baseboards 3 1/2"
colonial primed
Doors/trim painted semi-gloss white
builders choice

HEATING & COOLING

Type: forced hot air
Fuel: Propane Gas-with buried underground
tank owned by Bottled Gas
Central Air Conditioning

**Seller retains the right to substitute
equivalent or better products, materials,
different manufacturers or suppliers from
those indicated above.**



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