



A Sousa Realty Community

Oak Ridge Estates

109 Belknap Road
Hudson, NH 03051

PLUMBING

- Hot Water Heater: Gas 40 Gallon capacity
- Washer - Dryer hookups: Gas
- Ice Maker Hookup
- Sill cock per Building Locations

ELECTRICAL

- 100 AMP Service
- 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 openers
- Outside lights: per code
- Pre-wired for fan in family room and master bedroom
- Two recess lights installed over breakfast bar

BATHROOM FEATURES

- 6' one piece fiberglass tub/shower unit (white) in full bath.
- 4' fiberglass shower in master bath
- Vanitys: pedestal sink in 1/2 bath
- Master bath: 5' w/double bowl sinks
- 4' in Willow w/ single bowl sink
- Comfort height Vanity in master bath only
- Tile flooring in all baths: Buyers choice from builders standard selections

KITCHEN FEATURES

- GE Gas Range Stove
- GE Microwave & hood fan combo - NonVented
- GE Dishwasher
- Appliance color are all Stainless steel
- Cabinets: Oak or birch choice from Builder's Selection
- Granite countertops, eased edge, stainless steel; dbl bowl under mount sink
- Granite countertops color choice from

Builder's Selection

FLOORING

- 2 1/4" Bruce Natural Oak Hardwood in LR, DR, KIT and 1st floor hallways
- Sub-flooring: 3/4" TNG
- Carpeting: Choice of 2 colors per home; \$20.00 per yard allowance in carpeted areas including Bedrooms, Loft Area or Den, and Stairs to 2nd floor where appropriate.

LANDSCAPING

- Per site plan

DRIVEWAYS & WALKWAYS

- Paved

FOUNDATIONS

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





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UTILITIES

- Town water
- Town Sewage
- Natural Gas

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: 10' x 10'

ROOFING

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

VENTILATION

- Perforated vinyl soffit
- Ridge vents installed

EXTERIOR WALLS

- Sheathing: 7/16" OSB

WINDOWS

- Maintenance free tilt-in windows with screens

DOORS

- Fiberglass insulated front with side light and fiberglass insulated side door
- Masonite interior doors
- Overhead garage doors with remote control openers

INSULATION

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

INTERIOR

- Walls: 1/2" sheet rock painted flat off white
- 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

HEATING & COOLING

- Forced hot air by Natural Gas
- Central Air Conditioning

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

