

104 Campbell Lane, Deering NH

Room-by-Room Information

This document provides information about the individual rooms of the house at 104 Campbell Lane. Other information is provided in a companion document "Introduction to House".

Internal layouts of the house are shown on the drawing files listed below. There have been no changes since these drawings were completed in 2014. These are referenced, but will not be inserted into this document.

- **Basement Plan 2014 1 15.pdf**
- **1st Floor 2014 1 15.pdf**
- **2nd Floor Plan 2014 1 15.pdf**

First Floor

1st Floor – Living Room

- Inside: 13.54' x 17.44' = 236.1 Square feet (not including doorway & closet).
- Closet with Doors
- 3 Double-hung windows (older single pane with storm windows).
- Fully finished.
 - Oak Hardwood Floor
 - Painted walls with stenciling of Loons
- 2 Baseboard Registers from Central Hot Air Heating System.
- Central Vacuum Outlet.
- 3 switched permanent lighting circuits.
- Conduit to Basement for communications cables, 2 places.
- Telephone Jacks - for 2 lines.
- Television antenna cable.
- (Door to entry hall has not been used and is screwed closed).

1st Floor – Bedroom #4

- Inside: 11.47' x 9.41' = 107.9 Square feet (not including closet).
- Closet with doors and light.
- 2 Double-hung windows (older single pane with storm windows).
- Fully finished.
 - Oak Hardwood Floor
 - Walls painted off-white.
- 1 Baseboard Register from Central Hot Air Heating System.
- Smoke Detector.
- 2 telephone jacks.
- Television antenna cable.

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1st Floor – Full Bath

- Closet with doors.
- 1 Double-hung window (older single pane with storm window).
- Fully finished.
 - Linoleum Floor (New Ceramic Tile for room is in basement)
 - Wallpaper.
- 1 Baseboard Register from Central Hot Air Heating System.
- Vent Fan
- 3 switched permanent lighting circuits.

1st Floor – Laundry

- Inside: 9.4' x 7.5' = 70.6 Square feet.
- 1 Double-hung window to Enclosed Porch.
- North side is laundry area.
 - Cupboards and sink.
 - Washer and dryer connections.
 - Dryer vent to outside.
 - Laundry chute down from 2nd floor hall.
- South side is pantry
 - Cupboards and counter.
- Fully finished.
 - Linoleum Floor (New Ceramic Tile for room is in basement)
 - Wallpaper.
- Smoke Detector.
- Switch and wiring for possible vent fan.
- Telephone Jack.

1st Floor – Family Room

- Inside: 11.81' x 15.64' = 184.7 Square feet.
- 1 Double-hung window – Anderson 28310.
- 1 Double Sliding Door
 - Great view of Lake
- 1 Door to Porch with full window.
- Fully finished.
 - Hardwood and Ceramic Tile Floor
 - Hardwood is Muskoka Maple Rustic Prefinished Flooring ¾" T x 3 1/4" W
 - Wood paneling and painted walls.
- 2 Baseboard Registers from Central Hot Air Heating System.
- 1 Heat Register to Basement
- Smoke Detector – with battery.
- 2 switched permanent lighting circuits.
- Wall light for framed artwork.
- 2 Ethernet cables to TV location from 2nd Floor Office
- 2 television antenna cables.

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1st Floor – Dining Room

- Inside: 12.90' x 14.88' = 192.0 Square feet.
- 1 Double Sliding Door.
 - Great view of Lake.
- Brick-faced chimney with Stone and brick hearth.
 - Wood Stove with independent chimney flue
- Built-in China Cabinet with shelves, counter, and cabinets.
 - Switch and wire for possible cabinet lights.
- Fully finished.
 - Ceramic Tile Floor
 - Wood panel on South Wall
- 1 Heat Register to Basement
- 3 switched permanent lighting circuits.
- Wall light for framed artwork.
- Switches for deck and beach lights.
- Central Vacuum Outlet.
- 2 Telephone Jacks.
 - (One has telephone cable to beach light box)

1st Floor – Kitchen

- Inside: 9.79' x 17.17' = 168.1 Square feet.
- 3 Double-hung Windows on South End - Anderson.
 - Grand view of lake through 3 windows on South end.
- 1 Double-hung Window on North End – Anderson 2432
- 2 Casement Windows on side –Anderson CW13.
- Cathedral ceiling.
- Balcony overhead on north end.
- Extensive cabinets and counters.
 - Primary double sink on south end.
 - Secondary sink on north end.
- Butcher block counter.
- Major appliances: Gas Range, Refrigerator, Dishwasher, Microwave/Hood
- Hanging holder for pots, pans, and lids.
- Ceiling Fan.
- Fully finished.
 - Ceramic Tile Floor
 - Painted walls and ceiling with stenciling.
- 2 Baseboard Registers from Central Hot Air Heating System.
- Smoke Detector and 2 heat detectors.
 - (Wires have been run for 2 more heat detectors in ceiling.)
- 6 switched permanent lighting circuits.
- 4 under-counter lights, 3 permanently wired.
- 3 20-Amp GFI outlet circuits (One can be powered by Generator).
- Separate circuits for dishwasher, microwave, and refrigerator.
- 2 Telephone Jacks (on post and NE wall).

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1st Floor – Halls

- East Entry Door at end.
- Open staircase to 2nd Floor, with oak steps and railing.
- Enclosed staircase to Basement.
- Large coat closet with light near entry door.
- Small Linen Closet near Bedroom #4.
- Divider Door, to separate hall into 2 sections.
- Fully finished.
 - Ceramic Tile Floor
 - Painted walls
- Smoke Detector.
- CO Detector (Battery powered)
- 2 Central Vacuum Outlets.
- 3 switched permanent lighting circuits.
- Programmable Thermostat for central heating.

1st Floor – Enclosed Porch

- Inside: 11.52' x 13.02' = 150.0 Square feet.
- **This porch was designed and built to house a Spa or Hot Tub, which never got installed.**
- 5 Casement Windows – Anderson CW14.
 - View of Lake through 4 windows.
- 2 Double-hung-windows - Anderson.
- Cathedral Ceiling.
- 1 Roof Window
- Outside steel door, leading to a Ramp and paved driveway.
- Inside door to Family Room.
- Finished, except for window trim.
 - Ceramic Tile Floor
 - Wood paneling on lower walls.
 - Painted upper walls and ceiling.
- Ceiling Fan.
- Vent Fan (for use with Spa.).
- Electric Baseboard Heater with Thermostat (Independent from central heating).
- Shelves on wall.
- Smoke Detector.
- 3 switched permanent lighting circuits.

1st Floor – Entry Porch

- Open porch associated with West Entry Door.
- Floor: 5.8' x 4.5' = 26.1 Square feet.
- Wood board floor.
- Paneled Cathedral Ceiling.
- Storage area for firewood.

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Second Floor

- All doors on 2nd Floor are varnished 6 panel solid pine doors

2nd Floor – Master Bedroom Suite

2nd Floor – Master Bedroom

- Inside: 13.28' x 14.78' = 196.3 Square feet.
- 3 Casement Windows – Anderson – two CR15 & one CW15.
 - Great view of Lake
- Finished, except for baseboard trim.
 - Oak Hardwood Floor
 - Varnished pine window trim.
 - Wallpaper.
 - (It may be possible to transfer wallpaper from balcony to fill in voids.)
- Portable Oil-filled Electric Heater.
- Ceiling Fan.
- Vent from next room for cooled air from Air Conditioner.
- Smoke Detector.
- Central Vacuum Outlet.
- 3 switched permanent lighting circuits.
- Conduit to attic for communications cables.
- Telephone Jack.
- Television antenna cable.
- (A pipe was run up into corner for possible hot water heat)

2nd Floor – Walk-In Closet

- Finished, except for baseboard trim.
 - Oak Hardwood Floor.
 - Painted walls.
- Wire hanger rails and shelves.
- (A pipe was run up into corner for possible hot water heat)

2nd Floor – Kitchen Balcony

- Open side with view of Kitchen.
- 1 Roof Window.
- 1 Casement Window – Anderson CN13.
- Finished, except for baseboard trim.
 - Oak Hardwood Floor
 - Partial Wallpaper.

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2nd Floor – Study or Nursery

- Inside: 11.56' x 8.60' = 99.4 Square feet (not including doorway & storage alcove).
- Storage alcove, with shelf and counter (possible closet).
- 3 Casement Windows – Anderson – two CR15 & one CW15
 - Great view of Lake
- 1 Double-hung Window – Anderson 28310.
 - Air conditioner.
- Finished, except for baseboard trim.
 - Oak Hardwood Floor
 - Wallpaper
 - Varnished pine window trim.
- Portable Oil-filled Electric Heater.
- Shelves on walls
- Smoke Detector.
- 2 switched permanent lighting circuits.
- Conduit to attic and basement for communications cables.
- Telephone Jacks for 2 lines at 2 locations.
- Television antenna cable.
- Communications center has been in corner.
 - TDS Router with WiFi
 - Ethernet cables to other parts of house

2nd Floor – Bathroom

- 1 Double-hung Window – Anderson 2432.
- Roof window in recessed ceiling above bathtub – Roto RV2838.
- His and Hers Vanities.
- Fiberglass tub with shower
 - Vent Fan
- Fully Finished
 - Ceramic Tile Floor.
 - Wallpaper.
- Heat Register from Central Hot Air Heating System.
 - (Helps warm other rooms in Suite)
- Smoke Detector.
- 5 switched permanent lighting circuits.
- 1 telephone jack location

2nd Floor – Suite Hall

- Short hall leading to Bedroom, Study, and Bathroom
- Shelves
- Fully finished.
 - Oak Hardwood Floor
 - Painted Walls
- Central Vacuum Outlet.

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2nd Floor – Bedroom #2 (Northeast Corner)

- Inside: 12.48' x 12.38' = 154.5 Square feet (not including doorway & closet).
- Closet with light.
 - Closet doors included, but not installed.
- 1 Casement Window – Anderson CW14.
- 1 Double-hung window – Anderson 28310
- Finished, except for final flooring & baseboard trim.
 - Painted ¾" T&G Plywood Subfloor.
 - Painted walls.
 - Varnished pine window trim.
- Portable Oil-filled Electric Heater.
- Ceiling Fan.
- Smoke Detector.
- 3 switched permanent lighting circuits.
- Conduit to attic and basement for communications cables.
- Ethernet cable to Study.
- 3 Telephone Jacks, some for 2 lines
- Television antenna cable.

2nd Floor – Bedroom #3 (Northwest Corner)

- Inside: 13.54' x 17.44' = 236.1 Square feet (not including doorway & closet).
- Closet with light.
 - Closet doors included, but not installed.
- 1 Casement Window – Anderson CW14
- 2 Double-hung windows – Anderson 28310
- Finished, except for final flooring & baseboard trim.
 - Painted ¾" T&G Plywood Subfloor.
 - Painted walls.
 - Varnished pine window trim.
- Portable Oil-filled Electric Heater.
- Ceiling Fan.
- Smoke Detector.
- 3 switched permanent lighting circuits.
- Conduit to attic for communications cables.
- Ethernet cable to Study.
- 2 telephone jack locations.
- Television antenna cable.

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2nd Floor – ¾ Bath

- *Designed and built so doors could be added to create shower and toilet stalls.*
 - *To allow use by multiple family members or roommates.*
- 1 Double-hung Window – Anderson 2432.
- Large 36" fiberglass shower stall.
 - Vent Fan.
- Fully Finished
 - Ceramic Tile Floor.
 - Painted walls.
- Heat Register from Central Hot Air Heating System.
- Smoke Detector.
- *The Hub for the Fire Detection System is located in this bathroom above the laundry chute.*
 - *All detectors are individually wired into this junction.*
 - *Junction is made of 3 electrical boxes.*
 - *A 9V battery for the heat detectors.*
- 4 switched permanent lighting circuits.
- Telephone jack location.
- Emergency 100' Fire Hose (In box next to toilet).

2nd Floor – Hallways

- 1 Casement Window – Anderson CW14.
- Open stairway down to 1st Floor, with oak steps and railing.
- Enclosed stairway up to attic.
- Large closet near window.
 - With door, shelves, and light.
- Large closet next to stairs.
 - With door, shelves, and light.
 - *This has the Hub for the Television Antenna System, with a signal amplifier.*
- Laundry Chute to Laundry Room below.
- Fully finished.
 - Oak Hardwood Floor
 - Painted walls.
- Smoke Detector.
- 2 Central Vacuum Outlets.
- 2 switched permanent lighting circuits.
- 1 telephone jack location
- Cable available for possible thermostat.

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Basement

- Refer to the floor plan drawing for the Basement Rooms.
- New basement doors are varnished hollow core type.
- All wood for framing in contact with floor are PT.

Basement – Foundation

- Lower Foundation is below the basement floor
 - Walls extend lower at front end.
 - Footings at least 3.5' below the yard surface.
- Upper Foundation is above the floor.
 - The back end (road end) is mostly below ground.
 - 8" thick cinder blocks, topped by about 2' of 4" thick cinder blocks.
 - The front end (lake end) is mostly above ground.
 - 8" thick cinder blocks to about 3' above the floor.
 - Wood framed wall above that.
 - The foundation under the Kitchen is similar in configuration
 - 8" thick poured concrete.
 - 3' high at front.
 - Break in the wall for the outside door.
- Concrete floor - about 3" lower under the Kitchen.

Basement – Wiring

There was only minimal pre-wiring done in the Basement. This includes Electric, Antenna, Telephone, and LAN cabling. The front and rear of the basement both have an open concept, with rooms running together. There is either a suspended ceiling or no ceiling. Wiring can easily be added or modified.

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Basement – Lower Family Room

- Irregular shaped, area not determined.
- Double sliding door, walk-out to under deck.
 - View of Lake
- Door through original foundation to the Office.
- No windows.
- Foundation is Cinder Blocks.
- Foundation toward lake is low (about 3' high) with openings for doors.
- Supporting walls above low foundation are finished.
 - Framed with 2 x 4 studs.
 - Studs tripled under the two posts in the Main Kitchen above.
 - High density fiberglass insulated outsider wall.
 - Uninsulated interior wall.
- Post on the Basement Kitchen's side to support the main beam.
- Shelves built into the wall of the Service Room.
- Partially Finished.
 - Suspended Ceiling.
 - Concrete floor.
 - Painted drywall on wood-framed internal and exterior walls.
- Register in ceiling for Central Heat.
- Smoke Detector – with battery
- CO Detector.
- Central Vacuum Outlet at ceiling.
- 3 switched permanent lighting circuits.

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Basement – Eat-In Kitchen

- Irregular shaped, area not determined.
- Double sliding door, walk-out to under deck.
 - View of Lake
- Area for table near door.
- 2 Double-hung windows on side (older single pane with storm windows).
 - One window frame has rot.
- Foundation is Cinder Blocks.
- Foundation toward lake is low (about 3' high) with opening for sliding door.
- Foundation away from lake is full height.
- Supporting walls above low foundation is finished.
 - Framed with 2 x 4 studs.
 - Studs doubled for extra support.
 - High density fiberglass insulation.
 - Finished with drywall and painted.
 - Window trim.
- Short walls built inside the low foundation.
 - Framed with 2 x 6 studs.
 - Topped with a wide varnished pine shelf.
 - High density fiberglass insulation
 - Finished with drywall and painted.
- Full height walls built inside the high foundation.
 - Framed with 2 x 6 studs.
 - High density fiberglass insulation
 - Finished with drywall and painted.
- Closet between this Kitchen and the Bathroom.
 - Finished walls with shelves.
 - The width would allow a standard 24" wide dishwasher to be installed here.
- Unit with counter, sink, drawers, and cabinets custom-built against the outside wall.
 - Does not have drawer fronts or cabinet doors
 - Was designed to use standard size ones that are readily available.
- Grey shelf unit forms inside wall.
 - Has a narrow counter.
- Electric Range
- Place for Refrigerator.
 - Dedicated electric outlet
- Vented hood over the Range.
- Shelves above outside wall shelf.
- Partially finished.
 - Suspended ceiling.
 - Trim for shelves and windows.
 - Painted walls.
 - Concrete floor.
 - Two 20-amp outlet circuits. (One can be powered by the Generator).
- Telephone Jack dropped from ceiling.

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Basement – Office

- (Area under Main Kitchen).
- (Has been used as an office).
- Inside: 8.83' x 14.29' = 126.2 Square feet
- 2 double-hung windows on front - Anderson.
 - View of Lake
- 1 Casement window on side – Anderson CW14.
- Steel door to outside yard (base of frame has rot)
- Foundation is Poured Concrete.
- Foundation toward lake is low (about 3' high) with opening for door.
- Foundation away from lake is full height.
- Supporting walls above low foundation is finished.
 - Framed with 2 x 6 studs.
 - High density fiberglass insulation.
 - Finished with drywall and painted.
- Short walls built inside the low foundation.
 - Framed with 2 x 6 studs.
 - Topped with a wide varnished pine shelf.
 - Conduit inside for communications wiring.
 - Finished with paneling.
- Full height walls built inside the high foundation.
 - Framed with 2 x 6 studs.
 - High density fiberglass insulation
 - Finished with hardboard and painted.
- Large shelves built into the rear end.
- Small shelves installed on the side wall.
- Partially finished.
 - Suspended ceiling.
 - Painted walls.
 - Concrete floor.
- Register in ceiling for Central Heat.
- Electrical Panel K.
 - With service outlets.
- Smoke Detector.
- 3 telephone jack locations for 2 lines.
- Television antenna cable dropped from ceiling.

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Basement – Bathroom

- Irregular shaped, area not determined.
- Full bathroom with tub/shower, vanity, and toilet.
- Mirror and medicine cabinet.
- No windows.
- Primary door to the hallway next to the stairs.
- Also opens into the closet area of the Basement Kitchen.
 - A wall can be easily expanded to close this entrance.
- Full height wall built inside the full-height cinder block foundation.
 - Framed with 2 x 6 studs.
 - High density fiberglass insulation
 - The tub is in front of this.
- The sewer main pipes need to be slightly above the floor.
 - The tub was built on an 8" high platform so it will drain by gravity.
 - The toilet has rear drain output, but needed to be higher than normal.
 - A step box was built to go in front of the toilet and allow seating at normal height.
- A shelf unit built behind the Furnace.
 - This unit and its end wall are a single unit.
 - It can be easily moved to gain access to the rear of the Furnace.
 - Attached to adjacent walls by about 4 easily-accessible screws.
 - The adjacent suspended ceiling would have to be taken down.
- Partially finished.
 - Suspended ceiling.
 - This steps down under heating ducts.
 - Painted walls.
 - Concrete floor.
- Register in ceiling for Central Heat.
- Smoke Detector.
- 2 switched permanent lighting circuits.

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Basement – Service Room

- Irregular shaped, area not determined.
- Built to separate the Furnace, Hot Water Heater, and Central Vacuum Unit from basement living areas that were being finished.
- Built against the south side of the large chimney base.
- East wall is the shelf unit for the Kitchen, covered with sheet metal for fireproofing.
- Metal posts to support Main Beam and base of Hearth for Wood Stove above.
- Framed walls insulated for sound proofing, covered with drywall, and painted.
 - These use 2 x 4 studs on a PT baseboard.
- One flue of the chimney comes into its base, and is used for both oil burners, as it allowed.
- On the west side of the chimney is a cinder block shaft with partially open front.
 - Built by the original owner as part of a Dump Waiter to move firewood up near the 1st floor Wood Stove. The upper part of the shaft was removed during the expansion, largely because it was far easier to carry firewood up the stairs.
- A concrete fire-resistant vault was built in the lower part of the Dump Waiter Shaft.
 - Can be sealed with its reinforced concrete plug and 2 padlocks.
 - Power and Ethernet cables were run inside for a small LAN server with critical data.
- Smoke Detector.
- Central Vacuum Outlet, next to the units.
- Ethernet cable at the vault.
- Exhaust fan with 3" metal pipe running outside under the deck.
 - This can be used to exhaust occasional smoke or dust.
 - It normally used to bring outside air in for the oil burners.
- Posts

Basement – Hallway

- Connects the stairs, Basement Family Room, and Basement Bathroom.
- Doors to the stairs and bathroom.
- Blends into the Family Room.
- No windows.
- Most of the inner wall is the unfinished cinder block base of the chimney.
- Full-height wall built inside the full-height foundation.
 - Framed with 2 x 6.
 - High density fiberglass insulation.
 - Finished with painted drywall.
- Foundation wall with the addition on the side is unfinished cinder block
- A thin wall has been built to separate the stairs.
- Unfinished closet area under the stairs.
- Emergency 100' Fire Hose..
- Partially finished.
 - Suspended ceiling.
 - Concrete floor.
- Central Vacuum Outlet.
- Shares lighting circuit with the Family Room.
- Telephone at bottom of stairs.

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Basement – Unfinished Area

(Back or North end)

- Full-height foundation in entire area.
 - 8" thick cinder blocks, topped by about 2' of 4" thick cinder blocks.
 - Concrete floor.
- No windows
- Only door is to hall and stairs.
 - Aluminum Storm Door with window
- Outside wall in Laundry Corner
 - Full-height wall built inside the full-height foundation.
 - Framed with 2 x 6.
 - High density fiberglass insulation.
 - Finished with painted drywall.
- Insulation for remainder of area is 2" foam insulating panels laid against walls
 - Additional fiberglass insulation behind above foundation step
- Ceiling insulated above walls and foam panels
- No general ceiling insulation – area is heated.
- Two heat registers from Central Heating System
- Emergency Firewood Rack.
 - Sections for large pieces and kindling.
 - Filled with seasoned Firewood.
- Overhead Rack for lumber and other building materials.
- Heavy-duty metal shelf unit.
- Wooden cabinet with drawers.
- Water tank and pump controls.
- Sump
 - Located at North end of basement
 - Catches underground water at bottom of foundation.
 - 120 V Electric Primary Sump Pump
 - Discharges into drain pipe to old toilet drain in floor
 - Battery-powered back-up Sump Pump
 - Discharges into garden hose running out through old drain pipes
- Main Electrical Panel
 - Main Panel M
 - Emergency Panel E with Transfer Switch
 - Service outlets and GFI for outside outlets.
 - Invisible Fence Controls.
- Interface for utilities to Garage
 - 2" Conduit for power and light control.
 - 1" Conduit for communications
 - ¾" water pipe with shut-off and drain.

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- Pair of 275 gallon Oil Tanks.
 - For #2 Home Heating Oil
 - Plumbed for cascade filling from single connection.
 - Separate filters for Furnace and Hot Water Heater
 - Separate oil lines under floor for the two Oil Burners.
- Laundry Center.
 - Connections for washer.
 - Washing Machine.
 - Connections for Dryer
 - Vent to outside.
 - Dryer
 - Laundry Sink.
 - Shelves.
- Large built-in wooden shelf unit.
- Wooden Workbench.
 - With shelves for tools.
- Smoke Detector.
- Central Vacuum Outlet near ceiling at shelves.
- 2 switched permanent lighting circuits.
- Several outlet circuits.
 - Including outlets that can be powered by Generator.
- Conduit up to living room, bedrooms #2 and #3, and study.
- Telephone at bottom of stairs.

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Room-by-Room Information

Attic

- *No plan drawing has been finished.*
- The Attic extends over all the main part of the house.
 - Excluding Kitchen Wing and Enclosed Porch.
- Single room.
- Ceiling insulation over outside walls.
- Remainder not insulated.
- 2 casement windows on the lake end – Anderson CW14.
- 1 casement window on the road end – Anderson CW135.
 - Egress Windows
- 2 roof windows – Roto RV2857.
- Hatch to provide roof access near the antenna.
- Enclosed stairwell.
 - Insulated and drywall on both wall sides.
 - Window to light stairs from roof window.
 - Steel door with lock at top of stairs.
- Electrical Panel A at top of stairs.
- Control center for exterior lighting.
 - On wall of enclosure for bathroom skylight.
 - Option for remote control from several locations.
- Television Antenna interface
 - Signal amplifier.
 - Connection for lightning rod
 - Connection for attic television
 - Power wiring circuit for amplifiers.
- Hanging wire shelf.
- Hanging closet rods.
- Smoke Detector.
- Central Vacuum Outlet
- Telephone.
- 4 switched permanent lighting circuits.
- Conduit for communications cables.
 - Down to Study, Master Bedroom, Bedroom #2, Bedroom #3 , and Basement.