

Specifications
Academy Hill, Groton, MA
By Habitech, Inc.

Exterior

Foundation	poured concrete
Sheathing & Siding	½ “ CDX plywood with cedar clapboard
Roof	½ ” CDX plywood with architectural shingles
Front Stairs, Railings, Walkway	pre-cast concrete with brick veneer-limestone treads, Wrought Iron railings per code, cement walk
Driveway	asphalt 2.5”, 11 ft wide
Paint/Stain	Sherwin Williams per builders choices
Spigots	two
Landscaping	loam, rake, hydro-seed and/or wood chip within: 25 ft side yards, 50 ft. front & rear yards, and disturbed areas. Sprinkler system for yard. \$5,000 landscaping package.

Deck	Pressure treated 12 ft x 16 ft
Windows & Shutters	Hurd Thermopane Tilt-in with screens, Shutters front only per plan
Exterior Doors	insulated Steel
Garage Door Openers	one per door
Sewage System	private septic disposal system

Construction

Framing	2 x 4 exterior walls
Insulation	walls R-13 = 3.5” attic R-30 = 9.0”
Fireplace	masonry with wood mantel
Hot Water Heater	75 gallon electric
Attic Access	pull down or Rough Stair as per plan
Heat and Central Air	forced hot air by oil with AC #zones
Interior Walls & Ceilings	walls skim-coat plaster, 9’ ceiling 1 st floor skip trowel plaster
Interior Doors	raised panel, hollow core masonite, painted
Electrical	200 Amp service

Allowances

Cabinets & Countertops	\$20,000 all cabinets and countertops
Appliances	\$4,000 installed appliances (exterior venting extra)
Bath Fixtures	\$4,000 (choice pedestal or vanity in ½ bath) mirrors & fans included.
Master Bath whirlpool	\$1,000; 4 ft x 3 ft fiberglass shower enclosure (per plan) with chrome trim glass shower door
Light Fixtures	\$3,000 plus 20 recessed
Flooring	Hardwood: foyer, front stair, living, dining, kitchen, breakfast nook, & back hall. Tile: \$3/SF materials, all baths and laundry. Carpet: remainder of home \$20/SY.

Finishes

Trim	4 5/8ths” crown molding in living & dining, ¾” x 2 ½” Governor Francis chair rail and ¾” x ¾” flat astragal wainscoting dining room, baseboards 5 ¼, 3 ½ doors & windows.
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Shelving	wire shelving in all closets, pantries, and laundry (per plan)
Interior Paint	Sherwin Williams Trim: semi-gloss 1 color, Walls: flat 2 colors
Telephone/Cable Jacks	six each
Central Vacuum	full system
Security System	roughed only

Specifications subject to errors, omissions, changes, or withdrawal without notice
Academy Hill, Groton, MA 9.07