



1116 Hawk Hollow Lane
Wake forest, NC 27587
Tel: 919-349-5598

Havenhomes@havenhomesnc.com

**Lot 12 Merriweather
The Southern Magnolia 3 Car
SPECIFICATIONS
Approx. Heated 3002 SQ. FT.**

OVERVIEW:

- Gravity septic system designed for a 4-bedroom home
- Natural gas service
- Private well (See Allowances)
- Covered screened porch and grilling deck
- 9' ceilings downstairs (except in vaulted areas) and 9' ceilings upstairs

FEATURES:

2 story, 3 bath, open first floor plan, gourmet kitchen with walk-in pantry, drop zone and laundry, custom cabinetry, coffer ceiling in dining room, tray in master, master bath features large walk-in shower, large screened porch with bi-parting doors, grilling deck, second floor walk-in storage areas, two car garage with EV charging port and single 3rd car garage

CLEARING:

- To the road up front, approx. 15 ft. each side, 20ft. rear, plus septic and driveway

FOUNDATION:

- 8" Block w Parging 3 sides, stone in front
- Two car garage, 3rd single car garage
- Front porch is concrete with stone border, stone steps and stone detail per plans
- Wrought iron handrails and balusters as required by code

DOORS AND WINDOWS:

- Hollow core interior doors, design selected by decorator
- Double 8' Mahogany front doors, design selected by decorator
- Rear door is insulated bi-parting, sliding door
- Windows are Ply Gem 1500 white, single hung with tilt vinyl sash and grills between the glass, selected by Designer,
- All operable windows have screens

FRAMING:

- Ceiling height: 9 feet on first floor, 9 feet on 2nd floor
- ¾" T&G flooring glued and screwed, LP Top Notch 350 or Hubber Blue
- House wrap
- ½" OSB reflective sheathing on roof and ½" OSB sheathing walls

EXTERIOR:

- Stone foundation in front, per plans



1116 Hawk Hollow Lane
Wake forest, NC 27587
Tel: 919-349-5598

Havenhomes@havenhomesnc.com

- Hardie Board, or equivalent, lap cement siding on three sides of the house
- Board and Batten Hardie, or equivalent, lap cement siding on dormers per plan
- Site built Miratek shutters as per decorator
- Wood deck rails to be treated wood, stained, aluminum balusters

HVAC:

- 14 S.E.E.R. heat pump upstairs
- 14 SEER AC w Nat Gas 92% furnace downstairs
- Gas installation for service to be supplied to fireplace, cook top, furnace and tankless water heater

ELECTRICAL:

- House wired to code, extra outlets \$25 per before sheet rock
- Switched outlet wired half hot in master bedroom
- Seven rough ins for paddle fans, four hung in base price
- Two sets of double floods
- Under counter lights in kitchen and butlers
- One dedicated EV charging outlet in garage included
- All Lighting selected by decorator

SPECIAL SYSTEMS

- Cable TV per plan, bedrooms and over FP for TV
- Phone in master
- Structured wiring cabinet for all cable and phone terminations with connection box
- Three CAT 6 runs included, locations determined by Customer

ROOFING:

- 30 year Fiberglass shingle over 15 pound synthetic roofing material
- IKO Cambridge roofing
- Metal roofing per plan (if specified)

FLOORING:

- Tile in all baths, run sq. to the walls, selected by decorator
- Engineered hardwoods downstairs excluding baths, selected by decorator
- Carpet stairs and upstairs excluding bathroom

FIREPLACE:

- Vented Napoleon 48" gas fireplace
- Gas installation supplied to fireplace for gas logs
- Surround to be selected by decorator, stone, tile granite, slate

INSULATION:

- Ceilings: R-38, Walls: R-15, floors: R-19



1116 Hawk Hollow Lane
Wake forest, NC 27587
Tel: 919-349-5598

Havenhomes@havenhomesnc.com

DRYWALL:

- Smooth finish, painted ceilings throughout the house and garage

INTERIOR TRIM: MDF

- INTERIOR DOORS: hollow core doors, selected by decorator
- CASING: Trim package selected by decorator/builder
- CROWN MOLDING: 1 pc crown, first floor except pantry, baths, laundry, closets
- CHAIR RAIL: dining room and foyer (if specified)
- Base board: 1x8
- Coffered ceiling in dining room, crown
- Tray ceiling in master, crown
- Fireplace mantel, fireplace built-ins with shelving above

PAINTING:

- All interiors painted with Sherwin Williams or similar paint
- Paint all ceilings first and second floors
- Semi-gloss latex paint on all trim, int doors
- Garage is painted like the house

CABINETS AND COUNTERTOPS:

- Cabinets are to be Integrity, standard style doors, selected by decorator
- Kitchen counter tops are standard quartz, standard SS workspace sink
- Island to be standard quartz
- Master bath is standard quartz with under mount sinks
- Down guest bath vanity top is standard quartz, undermount sink
- Second floor guest bath vanity top, standard quartz
- All solid surface tops to be selected by decorator

APPLIANCES:

- Frigidaire Gallery (or equivalent), SS
- 5 burner, 36" gas cook top
- Elica Stainless Steel vented hood,
- Micro/Oven in stack, SS
- Dishwasher, SS

ACCESSORIES:

- Schlage standard deadbolts on all exterior doors, all keyed the same
- Schlage standard entryway handle set on front door
- Schlage standard interior knobs are lever style, selected by decorator
- Delta/Moen standard bathroom accessories (towel bars, shower rods, paper holders)
- Standard plate mirrors in secondary bath, custom framed in master and down guest
- Standard frameless shower enclosure in master bathroom



1116 Hawk Hollow Lane
Wake forest, NC 27587
Tel: 919-349-5598

Havenhomes@havenhomesnc.com

GARAGE INTERIOR:

- Two car garage, sheet rocked, taped trimmed and painted
- Single car garage, sheet rocked, taped trimmed and painted
- Standard CHI Overhead door, 8'x16', 1/3 hp auto opener with 2 remotes and keypad
- Standard CHI Overhead door, 8'x9', 1/3 hp auto opener with 2 remotes

SCREENED PORCH:

- Approximately 16' x 15'
- Built using #2 pressure treated lumber, stained
- Columns, handrails and decking stained

FRONT PORCH:

- Concrete porch floor with stone perimeter
- 10" columns, stained
- Ceilings to be stained T&G 1x6
- Wrought iron handrails and balusters as required by code, color selected by decorator

CONCRETE:

- Driveway to be 12' wide except at entrance
- Minimum pad to be 25' out from the garage doors and approximately 30' long
- Concrete turn out/parking pad next to third car garage
- 42" walkway to front door
- 42" walkway to concrete patio

LANDSCAPING:

- Includes standard bushes and trees as selected by landscaper
- Includes standard sod (Bermuda) in front yard as specified by Contractor
- Includes seed (Bermuda) and straw for side and back yards

PLUMBING: All plumbing valves are to be roughed in with Moen valves, all plumbing fixtures to be standard Moen EVA style or equivalent

- Kitchen:
 - Stainless steel single bowl workstation sink
 - Moen faucet (SS)
- Master Bath Walk-in Shower:
 - Shower valve- Moen
 - Lavatory valve- Moen
 - ADA Toilet- elongated bowl
- Down Guest Bath:
 - Shower with tile surround
 - Shower valve Moen
 - Lavatory valve- Moen



1116 Hawk Hollow Lane
Wake forest, NC 27587
Tel: 919-349-5598

Havenhomes@havenhomesnc.com

-
- ADA Toilet- elongated bowl, ADA
 - Up Guest Bath:
 - Tub w tile shower surround
 - Tub and shower valve Moen
 - Lavatory valve- Moen
 - ADA Toilet- elongated bowl, ADA
 - Other:
 - Tankless water heater, Navien or equivalent
 - Washer and Refrigerator hook-up, 1st floor Laundry

Builder reserves the right to field alter some or all the specifications. This is intended as a guide and may not completely represent the “as built” structure.