



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

Havenhomes@havenhomesnc.com

**Lot 22 Cedar Knolls
The Persimmon
SPECIFICATIONS
Heated 3142 SQ. FT.**

OVERVIEW:

- Gravity septic system designed for a 4-bedroom home
- Natural gas service
- Private well
- Covered Porch with deck and steps to grade
- 9' ceilings downstairs and 9' ceilings upstairs

SPECIAL FEATURES:

2 story, 3 bath, open first floor plan, gourmet kitchen w large walk-in pantry/scullery, drop zone and laundry, custom cabinetry, coffer ceiling in dining room, tray in master, master bath features free standing tub and walk-in shower, large porch with bi-parting sliding doors, grilling deck, second floor walk-in storage areas, two car garage with EV charger outlet

CLEARING:

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

FOUNDATION:

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

DOORS AND WINDOWS:

- 2 Panel hollow core interior doors
- 8' Mahogany front double door
- Rear doors are insulated double sliding
- Windows are black outside and white inside, single hung, tilt sash and grills in glass
- 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
- House wrap
- 1/2" OSB sheathing on roof and walls
- Radiant barrier roof sheathing
- Additional unfinished storage rooms

EXTERIOR:

- Stone foundation in front and accent stone on front porch per plan



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- Hardie Board cement siding on three sides of the house
- Board and Batten Hardie cement siding on dormers and front per plan
- Open vaulted front porch entryway with wood beam accents
- Wood deck, screened porch and railings to be treated wood
- Wood beam accents in gables

HVAC:

- Dual zone 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
- Switched outlet wired half hot in master bedroom
- Eight rough ins for paddle fans, four hung in base price
- Two sets of double floods
- Under counter lights in kitchen and butlers
- EV charger outlet in garage
- Scullery in pantry

SPECIAL SYSTEMS

- Cable TV per plan, bedrooms and over FP for TV
- Phone in master
- Structured wiring cabinet for all cable, CAT6 and phone terminations

ROOFING:

- 30 year Fiberglass shingle over 15 pound roofing felt

FLOORING:

- Tile in all baths, run sq. to the walls, selected by decorator
- LVP in foyer, dining, family, kitchen, and nook, laundry, up hall and drop zone
- Carpet in Master and down bedroom, all upstairs except baths and hall
- All steps to be finished oak, stained to match the floor as closely as possible

FIREPLACE:

- Napoleon 46" linear vented gas fireplace
- Gas installation for service supplied to fireplace for gas logs
- Surround to be selected by decorator with custom mantle, if selected by decorator

INSULATION:

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



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DRYWALL:

- ½” smooth finish painted ceilings throughout the house and garage

INTERIOR TRIM:

- INTERIOR DOORS: 2 panel doors
- CASING: 1x4 casing
- CROWN MOLDING: 1x6
- CHAIR RAIL: Transitional chair rail with panels below in dining room and foyer
- Base board 1x6
- Coffered ceiling in dining room
- Tray ceiling in master

PAINTING:

- All interiors painted with “Sherwin Williams” or similar paint
- Paint all ceilings first and second floors
- Designer wall colors (3), extra colors are \$650 each
- Semi-gloss latex paint on all trim

CABINETS AND COUNTERTOPS:

- Cabinets are to be craftsman style doors
- Kitchen counter tops are to be quartz with under mount stainless steel sink, the kitchen, island to be quartz
- Master bath to be quartz with under mount sink
- Down gest bath vanity top to be quartz, undermount sink
- Secondary baths are quartz with undermount sinks

APPLIANCES:

- Frigidaire Gallery, Stainless Steel
- 5 burner, 36” gas cook top
- Stainless Steel Elica vent hood, built in microwave and oven stack,
- Stainless Steel Dishwasher

ACCESSORIES:

- Deadbolts on all exterior doors, all keyed the same
- Entryway handle set on front door
- All interior knobs to be lever style, black
- Lighting fixtures throughout the house selected by decorator

GARAGE INTERIOR:

- Two car garage, sheet rocked, taped trimmed and painted
- 1/3 hp auto opener with 2 remotes

SCREENED PORCH:

- Approximately 15’ x 13’
- Built using #2 pressure treated lumber



- PT deck with steps to grade

FRONT PORCH:

- Concrete porch floor with stone around perimeter
- Ceilings to be stained T&G 1x6
- Open front porch gable with wood accents
- *Wrought iron handrails and balusters as required by code*

CONCRETE:

- Driveway to be 12' wide except at entrance
- Minimum pad to be 25' out from the garage doors and approximately 30' long
- 42" walkway to front door
- *All dimensions are approximate based on house location on lot*

PLUMBING: All plumbing valves are to be roughed in with Moen valves

- Kitchen:
 - Elkay Crosstown 16 Gauge Workstation
 - Moen faucet (SS)
- Master Bath Free standing Tub and Walk-in Shower:
 - Shower valve- Moen
 - Free Standing tub, valve- Moen
 - Lavatory valve- Moen
 - ADA Toilet- elongated bowl
- Down Guest Bath:
 - Shower with tile shower surround
 - Glass enclosure, semi-frameless, shower
 - Shower valve Moen
 - Lavatory valve- Moen
 - ADA Toilet- elongated bowl, ADA
- Upstairs Buddy Full:
 - Tub with tile surround (Buddy Bath)
 - Shower valve Moen (Buddy Bath)
 - Lavatory valve- Moen
 - ADA Toilet- elongated bowl, ADA
- Other:
 - Tankless water heater
 - 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.