



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

Havenhomes@havenhomesnc.com

**LOT 9 Harvest View Estates
The Applewood
SPECIFICATIONS
3023 Htd SQ. FT.**

OVERVIEW:

- Well and Septic, pump system
- Natural gas service
- Covered porch with steps to grade
- 4 Bedroom, 3 ½ bath, 2 story, 1st floor master

SPECIAL FEATURES:

Open first floor plan, gourmet kitchen w walk-in pantry, 1st floor laundry room, 3 and ½ baths, custom cabinetry, two story, large foyer with double entryway doors, screened-in porch, second floor walk-in storage, loft, bonus/playroom

CLEARING:

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

FOUNDATION:

- Brick in front and 8" parge block as indicated
- Two car garage, front load
- Front porch is concrete with brick borders

DOORS AND WINDOWS:

- 2 Panel hollow core interior doors, 6' 8"
- 8' Mahogany double front doors
- Rear door is insulated vinyl, 6' 8"
- Windows are single hung windows with tilt vinyl sash and grills between the 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

EXTERIOR:

- Brick on front per plans
- Cement board siding on three sides of the house
- Cement board siding on front as shown on plans

HVAC:

- 14 S.E.E.R. gas furnace first floor
- 14 S.E.E.R. heat pump upstairs, gas furnace down



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- Gas installation for service to be supplied to fireplace, range, tankless hw heater

ELECTRICAL:

- House wired to code
- Switched outlets wired half hot in master bedroom
- Seven rough ins for paddle fans, electrician will hang three in base price
- Double floodlight rough in
- Under counter lights in kitchen

SPECIAL SYSTEMS

- Cable TV in all bedrooms, living room and playroom room
- Phone in master
- Structured wiring cabinet for all cable and phone terminations with connection box

ROOFING:

- 30 year Fiberglass shingle over 15 pound roofing felt

FLOORING:

- Tile in master bath, run sq. to the walls, selected by decorator
- Tile in up bath, decorator to select
- LVP or equivalent in laundry/mudroom, ½ bath, decorator to select
- LVP or equivalent in foyer, dining, family, kitchen
- Carpet in downstairs master and all the upstairs, except baths
- Bottom 6 steps to be finished oak

FIREPLACE:

- Napoleon Altitude AX36 or equivalent 36" vented gas fireplace
- Gas installation for service supplied to fireplace for gas logs
- Slate surround or as selected by decorator

INSULATION:

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

DRYWALL:

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

INTERIOR TRIM:

- INTERIOR DOORS: 2 panel doors
- CASING: 1x4
- CROWN MOLDING family, dining, master bed, 1x6
- CHAIR RAIL: Craftsman style chair rail with panels below in dining room
- Base board 1x6 base down and up

PAINTING:

- All interiors painted with "Sherwin Williams" or similar paint



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- Paint all ceilings up and down floors
- Designer wall colors (3), extra colors \$750 per color
- Semi-gloss latex paint on all trim

CABINETS AND COUNTERTOPS:

- Cabinets, TBD style doors selected by decorator
- Kitchen counter tops are to be granite/quartz, under mount stainless steel sink
- Island, granite/quartz
- Powder room, remnant, granite/quartz
- Master bath to be granite/quartz, undermount sinks
- Up baths are granite/quartz or equivalent, undermount sinks

APPLIANCES:

- Café or equivalent
- 4 burners, slide in 30" gas range
- Stainless steel chimney hood, 36" (Optional)
- Built in microwave above slide in range or drawer style (Optional)
- Café Stainless steel dishwasher

ACCESSORIES:

- Better Home Products deadbolts on all exterior doors, all keyed the same
- Better Home Products handle-set, front door
- All interior knobs to Better Home Products, TBD
- Door hardware color selected by decorator throughout

GARAGE INTERIOR:

- Two car garage, sheet rocked, taped trimmed, painted
- 1/3 hp auto opener with 2 remotes
- One 18' x 8' steel, non-insulated garage door
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SCREENED PORCH:

- Approximately 12' x 15'
- Built using #2 pressure treated lumber
- T&G 1x6 ceiling
- Steps to concrete patio or wood deck

FRONT PORCH:

- Concrete porch floor
- Ceilings to be T&G 1x6
- Treated wood/wrought iron handrails as required by code

CONCRETE:

- Driveway to be 12' wide except at entrance
- Approximately 30' long driveway
- 42" walkway to front door
- Approx. 10x10 grilling patio off screened-in porch or grilling deck



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- Front load garage

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

- Kitchen:
 - Stainless steel sink
 - Moen faucet (SS)
- Master Bath:
 - Shower valve Moen
 - Lavatory valve Moen Chrome
 - Toilet- elongated bowl
- Half Bath:
 - Lavatory valves Moen
 - Toilet: elongated bowl
- Upstairs Guest Bath:
 - Lavatory valves Moen
 - Tile shower surround
 - Shower valve Moen
 - Toilet- elongated bowl
- Upstairs Buddy Bath:
 - Lavatory valves Moen
 - Bootz style tub with tile surround
 - Tub and shower valve Moen
 - Toilet- elongated bowl
- Other:
 - Tankless water heater in garage or crawl
 - Washer and refrigerator hook ups

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