

SELECTIONS:



ADDRESS:

Community:	Lake Royale
Street Address:	209 Sequoia
City/State:	Louisburg
Zip:	27459
Lot #:	

BUYER:

Buyer Name:	Spec
Email address:	
Phone Number:	

PLAN INFORMATION:

Plan Name:	Haven
Heated Sqft	1618
Elevation	B
Garage Orientation	left
Side Load	No
Brick/Stone Front	NA parged foundation

PLAN/STRUCTURAL CHANGES

2x8 drop opt trey ceiling in master
Shed roof over garage

SELECTIONS:



FOUNDATION TYPE

Foundation Type	Slab
Vented or Conditioned	NA

Garage Specs

Garage Interior Foundation Walls	
Garage Steps	PT wood
Garage Handrails	PT wood if needed by code
Garage Epoxy	Option

FRONT PORCH

Type:	concrete
Stairs:	Concrete or none if needed
Handrails:	PT wood if required
Ceiling Material:	Vinyl soffit
Columns	NA

CEILING HEIGHT

1st Floor:	9
2nd Floor:	

INTERIOR DOOR HEIGHT

1st Floor	6'8
2nd Floor	

INSULATION TYPE

Batt or spray foam	Batt
Options	

GUTTERS

Style:	5" gutters w 3"x4" downspouts
Rain Chain	Option
Pipe out downspouts	Option

HEADWALL (PER COMMUNITY SPEC)

Required (yes or no)	No
Brick or Stone	
Color	NA
Top Cap (irregular stone, patterned stone, brick or solid stone)	

REAR DECK/PORCH

Deck/Covered Porch/Screen Porch	Screen porch
Type:	concrete
Flagstone (irregular or pattern)	NA
Stairs:	Concrete if needed
Handrails:	PT wood if needed by code
Picket Material	PT wood if needed by code
Ceiling Material:	Vinyl Soffit
Columns:	6x6 PT post
Screen Type (phantom, panel, panel w/pickets) - EZ Breeze	panels
Direction of boards if decking	

GRILLING PATIO (OPTIONAL)

Type	
size	

ROOFING

Shingle Style:	Certainteed Architectural Landmark Shingles - 30 year limited warranty
Metal Roof (yes or no)	No

EXTERIOR SIDING

Siding Type	Vinyl - Encore & mainstreet
Smooth or Textured	NA
Siding Size	per plan
Window Trim	Per plan
Mitered Corner	NA
Shutters	NA
gable brackets (optional)	Yes - deco brackets wood To be stained
Window/Door Headers / Boxes	NA
Crawl Space Door Size	NA
Options	

LANDSCAPE/GRADING

Grading Dirt Allowance	
Landscaping Allowance	
Landscape Package	lake royale package
Sod Location	
Community Specs- Determined by ARB	

ALLOWANCES

ALL ALLOWANCE OVERAGES WILL CONSTITUTE A 20% ADDITIONAL FEE TO COVER COMMISSIONS AND OVERHEAD

Lumber	
Lighting	
Grading/Dirt	Natural Grade
Landscaping	

Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same or higher.

SELECTIONS:



WINDOWS

Style/Manufacturer:	Plygem Per plan -vinyl single hung
Grid Pattern:	4 over 4
Extension Jamb's Per Mfg	
Interior Window Color	White
Exterior Window Color	White
Options	

FRONT EXTERIOR DOOR

Style	DSA Alexandria
Material:	Wood
Size	3/0 x 8/0
Options	
Glass:	Clear

REAR EXTERIOR DOOR

Style and Material:	NA
Color:	
Size:	
Glass:	
Options	

REAR SLIDER OPTION

Style and Material:	Slider
Color:	White
Size:	6/0x6/8
Options	NA

EXT. GARAGE SERVICE DOOR

Style and Material:	NA
Glass:	
Size:	
Options	

GARAGE FIRE DOOR WILL BE SAME STYLE DOOR AS INTERIOR DOOR STYLE

GARAGE DOOR OPTIONS

Series:	Amarr- Hillcrest - Recessed Panel
Color:	Black
Size	18/0 x 7/0
Garage Door Motor Style (side mount or top mount)	Liftmaster #8355 1/2 hp chain drive with 2 remotes
Garage Keypad: (standard or myq) & Color	NA
Glass Option:	NA
Options: (hinges, hardware etc)	NA

HVAC

System Type	14 seer Lennox (or similar)
Gas Type (natural or propane)	Electric
1st floor	Electric
2nd Floor	NA
Gas Line Locations	FP
Range Hood/Microwave to be vented	No
Vent Pipe Size	NA
Location of first floor HVAC unit - Not under master	If no option insulate under master bedroom
Option (2000 sqft- zone master)	

APPLIANCES

Allowance (if applicable)	Silver
Fuel source	Electric
Color	Stainless
Range	GE Electric Range - .GRF400SVSS Stainless Steel
Dishwasher	GE - GGDF6510PSMSS
Microwave	GE- JVM3162RJSS
Single Oven	NA
Hood Vent	-
Fridge	Option
Washer/Dryer	Option
Bev Fridge	Option
Ice Maker	Option

SCREEN PORCH FIREPLACE (PER PLAN)

Style/Model	NA
Vent Style	
Size	
Mantle Style/Type	
Hearth Size	
Surround	
Options	

LIVING ROOM FIREPLACE (PER PLAN)

Style/Model	Marquis
Vent Style	Direct Vent
Passive Heat Kit (top/side)	NA
Size	32"
Mantle Style/Type	Wescott
Surround	Black Slate
Hearth Size	NA
Options	

SELECTIONS:



ELECTRICIAL FIXTURE PACKAGE

Vendor:	AMC
Allowance Amount:	2587.00
Includes all lighting except recess cans	

ELECTRIC

Ceiling Fan Prewire Locations:	LR, all bedrooms, screen porch
Ceiling Fan Install Locations: **We cannot guarantee balance on down rods longer than 3 feet. Any wobble that occurs is normal and not covered under warranty.	LR, Master & porch
Under Cabinet Lighting:	No
Backsplash outlets	Standard
Toe Kick Lights	No
Switch Style	Standard
Baseboard Outlets	No
Flood Lights:	2
Tape Lights/Locations (optional)	No
Recess Cans - Kitchen:	3
Recess Cans - Family Room:	0
Recess Cans - Bathrooms over tubs/showers:	2
Recess Cans - Master Bedroom:	0
Recess Can - Front Porch	0
Recess Cans - 1st Floor Hallway:	2
Recess Cans - 2nd Floor Hallway:	0
Recess Cans - Additional (optional/location)	0
Flushmount lighting (LED Disk):	all closets
Pendant Lights Prewired:	2
Pendant Lights Installed:	2
200/400 Amp Service:	200
Car Charging Outlet in garage	no
Prewire screen porch heater	no
Soffit Lights to match trim (optional/location)	no
Generator Prewire	no

GENERATOR INFO (OPTIONAL)

Vendor:	NA

LOW VOLTAGE

Cable Outlets:	Living/Master
Chase Pipe for Cable Locations:	NA
Telephone Outlets:	NA
Network Cable	NA
Access Points	Options
Water Heater (tankless control panel) - Location behind laundry room door	NA
Door Bell	Standard
Smart box hub (location)	NA
Lighted Niches	Options

SELECTIONS:



PLUMBING	
Kitchen:	
Kitchen Faucet Style	Moen Sleek
Kitchen Faucet Color	Black
Pot Filler	NA
Kitchen Sink Soap Dispenser	NA
Kitchen Sink cup washer	NA
Master Bath:	
Master Shower style:	Fiberglass pan with tile surround
Shower Head Size & Style - qty	Gibson - Black
Handheld	NA
Master shower drain style & location	Square - drain
Master Bathroom Vanity Fixture Spread/Color (2)	Moen Gibson - Black single hole
Master Bath Tub	NA
Master tub Faucet Style/Color	NA
Hall Bath	Hall Bath
Shower/Tub Style	Fiberglass tub/shower combo
Shower Head size & Fixture	Moen Gibson - Black
fixture Style/Spread/Color	Moen Gibson - Black 4"
Secondary Bath	
Shower/Tub Style	NA
fixture Style/Spread/Color	
Secondary Bath	
Shower/Tub Style	NA
fixture Style/Spread/Color	
Wet Bar: (per plan)	
Wet Bar Faucet Style/Color	NA
Pantry: (per plan)	
Faucet Style/Color	NA
Powder Room (per plan)	
Powder Room Fixture Style/color	NA
Laundry Room: (per plan)	
Laundry Faucet Style/Color	NA
Misc:	
Water Heater & Remote (tankless only for Reni) Tankless or Electric	50 Gal Electric
Toilet Style	Elongated Toilets
Garbage Disposal	No
Hose bibs	2

SINK TYPES:	
Kitchen:	SS undermount
Downstairs Powder (per plan)	NA
Pantry (per plan)	NA
Laundry (per plan)	NA
Master Bath Sink	Rectangle Undermount
Secondary Bathrooms	Rectangle Undermount
Wet Bar Sink (per plan)	NA

MIRRORS	
Master Bath	Plate Glass
Secondary Bath	Plate Glass
Powder Room	NA

SELECTIONS:



BATHROOM HARDWARE	
Master Bath Hardware	Master Bath Hardware
Shower Door Style	Framed shower door
Hardware Style/Color	Black - Arlys
Toilet Lever	NA
Toilet Paper	Yes
Towel Rings	Yes
Towel Bar	Yes
Secondary Bath Hardware	Secondary Bath Hardware
Shower Door Style	NA
Tub Rod Style/Color	Black Rod
Hardware Style/Color	Black - Arlys
Toilet Lever	NA
Toilet Paper	Yes
Towel Rings	Yes
Towel Bar	Yes
Secondary Bath Hardware	Secondary Bath Hardware
Shower Door Style	NA
Tub Rod Style/Color	
Hardware Style/Color	
Toilet Lever	
Toilet Paper	
Towel Rings	
Towel Bar	
Secondary Bath Hardware	Secondary Bath Hardware
Shower Door Style	NA
Tub Rod Style/Color	
Hardware Style/Color	
Toilet Lever	
Toilet Paper	
Towel Rings	
Towel Bar	
Secondary Bath Hardware	Secondary Bath Hardware
Shower Door Style	NA
Tub Rod Style/Color	
Hardware Style/Color	
Toilet Lever	
Toilet Paper	
Towel Rings	
Towel Bar	
Secondary Bath Hardware	Secondary Bath Hardware
Shower Door Style	NA
Tub Rod Style/Color	
Hardware Style/Color	
Toilet Lever	
Toilet Paper	
Towel Rings	
Towel Bar	

DOOR HARDWARE OPTIONS	
Hinges:	Black
Lock style:	Hancock - Black
Lock Color:	Black
Front Door Lock Style:	Hancock
Front Door Lock Color:	Black
Garage Entry Door Style	Hancock
Garage Entry Door Color	Black

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SELECTIONS:



CABINETS

Level or Allowance:	Level 3
Style:	Shaker - Full overlay
Kitchen Perimeter Cabinet Color	Pebble Gray
Kitchen Island Cabinet Color	White
Pantry	NA
Laundry Room Color	NA
Master Bath Cab Color	Graphite
Hall Bath	Graphite
2nd Floor Hall Bath	NA
Bed/Bath 4	NA
Cabinet Crown (option)	Cove
Lightrail (option)	No
Cabinet Door Hardware	BP8160128195 - Black
Cabinet Shoe	match cabinet
Double waste pullout trashcan (option)	yes
Super Susan Corner cab (only if app.)	yes
Soft Close doors/drawers (option)	Yes- kitchen only
End panels (option)	NA
Appliance Panels (option)	No
Hood Vent	NA

COUNTERTOPS

Kitchen Perimeter Level	Level 1 Granite
Kitchen Perimeter Color:	Ornamental White
Kitchen Island Level:	Level 1 Granite
Kitchen Island Color	Ornamental White
Family Room -	NA
Pantry	NA
Master Bath Level	Vanity Quartz
Master Bath Color	Pure White 2CM
Laundry Room Level	NA
Laundry Room Color	NA
Hall Bath Level	Vanity Quartz
Hall Bath Color	Carrara Extra 2CM
2nd Floor Hall Bath	NA
Bed/Bath 4 Level/Color	NA
Edges	eased
4" countertop splash (areas?)	all bathrooms,

SELECTIONS:



BACKSPLASH

Backsplash - Kitchen	Level 4
Model/Style/Size	Emser - Pigmenta 3x12 Gloss
Color	Achro
Pattern	Straight Vertical ½ off set
Grout	Ash
Schluter	AE - satin anodize aluminum
Backsplash - Pantry (per plan)	NA
Style/Model/Color	
Grout	
Pattern	
Schluter	
Backsplash - Wet Bar (per plan)	NA
Style/Model/Color	
Grout	
Pattern	
Schluter	

MASTER BATH FLOOR

Tile Level	Level 3
Style	Byrd -
Model/Size	Adrock 12 x 24
Color	Frost
Pattern	½. off set
Grout	Ash
Schluter	AE - Satin Anodize Aluminum

MASTER BATH SHOWER SURROUND

Tile Level	Level 4
Style/Model	Emser - Catch
Size/Color	3x 12 Ice White Gloss
Pattern	Herringbone
Grout	Ash
Schluter	AE
Tile Niche (size/location)	Combo center under shower head. Bench seat per plan

HALL BATH FLOOR

Tile Level	Level 1
Style	Emser
Model/Size	Brook 13x13
Color	White Matte
Pattern	Diagonal
Grout	Ash
Schluter	AE - satin anodize aluminum

HARDWOOD/LVP/LAMINATE

Level	Level 1 Eng HDW
Model/Style	Mohawk - Caspian Cliffts Sawgrass Oak
Thickness	3/8"
Foyer	Yes
Family Room/Living Room	Yes
Kitchen	Yes
Dining Room	Yes
Pantry	Yes
Mud Room	Yes
Laundry	Yes

CARPET

Level	Level 1
Model/Style	Mohawk - Smart Strand Authentic Voice
Color	Bird Bath
Padding	6lbs
Master/Closet	Yes
bedrooms 2 & 3/ Closets	Yes

SELECTIONS:



TRIM STYLE	
Interior Door Style (standard or upgraded)	2 panel square
First Floor Crown Molding (size)	4 5/8" Crown
Second Floor Crown Molding (size)	NA
First Floor Baseboard (size)	5 1/4" Speed Base
Second Floor Baseboard (size)	NA
Casing	445 Casing
Stair Treads	NA
Rail Type	NA
Hand Rail Style	NA
Newel Post Style	NA
Picket Style	NA
Cased Windows	Sheetrock Wrapped Windows, Casing Below and Around w/ Window Stool
Shelves (Face Frame or Routed)	NA
Pantry Shelving 12" or 16"	Wood shelves in master & Pantry Wire rest of house
Bench area	bench seat & shiplap.
Master Closet Pull down (yes or no)	NA
Master Closet 2 drawer stacks	NA
Stain grade material (maple, birch, white oak etc)	NA
Height for floating shelves (through out)	NA

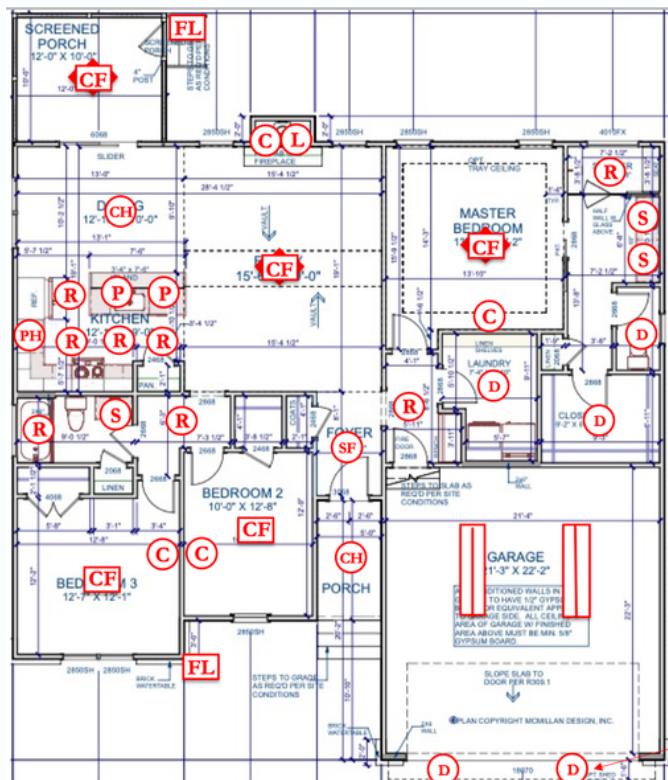
TRIM INSTALLED BY ROOM	
Interior Trim Labor Allowance	TBD
Crown Molding	Kitchen, dining, master bedroom & inside trex ceiling in master, Foyer, hall
MDF/Birch/Maple	NA
Shelves over builtin (how many)	NA
Mud bench area	Just bench seat & vertical shiplap back to ceiling w/crown. to be painted - image for reference only - size TBD onsite

Bench Area - VERTICAL SHIPLAP
drop zone - only 4 hooks



ELECTRICAL DIAGRAM

 ELECTRICAL DIAGRAM SYMBOL KEY			
(R)	= RECESSED CAN LIGHT	(CH)	= CHANDELIER/ HANGING LIGHT
(MR)	= MINI RECESSED CAN LIGHT	(EL)	= EXHAUST FAN/LIGHT COMBO
(P)	= PENDANT	(S)	= SCONCE/ WALL MOUNTED LIGHT
(C)	= CABLE JACK – INSTALL NEAR CLOSEST STANDARD OUTLET	(O)	= 110V OUTLET
(PH)	= CAT-5E PHONE JACK	(K)	= KEYLESS LIGHT
(E)	= CAT-5E ETHERNET JACK		= UNDERCABINET LIGHTING
(CF)	= CEILING FAN PREWIRE W/ FLUSHMOUNT INSTALLED	(O)	= FLOOR OUTLET (FINISH TO MATCH HOUSE SPECS)
(CF)	= CEILING FAN PREWIRE W/ FAN INSTALLED	(SR)	= SLOPED RECESSED CAN LIGHT
(L)	= LINK LINE/ CHASE PIPE – TERMINATES NEXT TO CABLE JACK	(SF)	= SEMI FLUSH MOUNT
(FL)	= FLOOD LIGHT	(D)	= DISK LIGHT
(F)	= FLUSHMOUNT		= PAY SPECIAL ATTENTION TO
	= FLUORESCENT LIGHT		



LED FLUSH MOUNT LIGHT
ABOVE GARAGE IN SOFFIT

CABINET DRAWINGS

KEN HARVEY HOMES
HAVEN PLAN

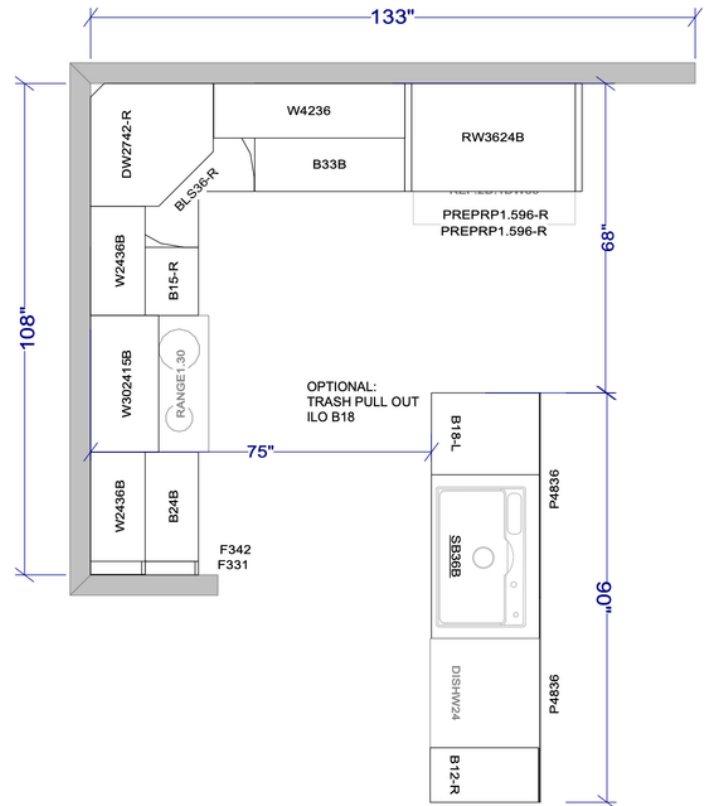
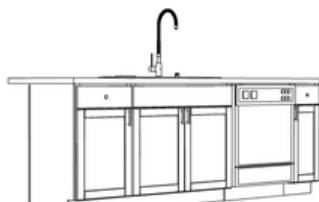
KITCHEN PERIMETER
AOK
NO SELECTIONS

4 - MCROWN8
3 - MSW8
2 - TOEKICK8
2 - MQR8

ISLAND
AOK
NO SELECTIONS

2 - P4836
1 - 3/8 4X8 PARTICLE BOARD
1 - MSW8
1 - MOCW8
1 - MBAT8
1 - B3/4
1 - TOEKICK8
1 - MQK8

HARDWARE:
21- DOORS
6- DRAWERS



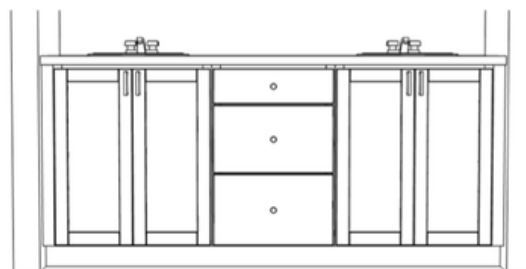
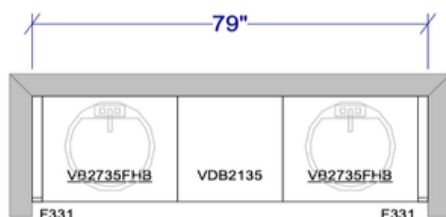
CABINET DRAWINGS

KEN HARVEY HOMES
HAVEN PLAN

MASTER BATH
AOK
NO SELECTIONS

1 - TOEKICK8
1 - MSW8
1 - MQR8

HARDWARE:
4- DOORS
3- DRAWERS



KEN HARVEY HOMES
HAVEN PLAN

HALL BATH
AOK
NO SELECTIONS

1 - TOEKICK8
1 - MSW8
1 - MQR8

HARDWARE:
2- DOORS

