

Colonial Homecrafters, Ltd.

1791 Cambridge Drive * Suite 102 * Richmond, Va. 232338
804.741.6061 office * 804.741.4984 * www.chchomes.com

Standard Features 116 A5 Fox Hall 12913 Holmbank Lane

\$ 975,000

EarthCraft House Certified www.ecvirginia.org

Energy Star Rated www.energystar.gov

Engineered Footings with Soil Analysis

Approx. 5,856 sq. Ft. Finished Area

Square footage breakdown:

Ceiling Height:

Finish Schedule:

Interior Living Spaces

Terrace	1,032	9'-0"	Finish
First Floor	2,088	9'-0"	Finish
Second Floor	1,872	9'-0"	Finish
Third Floor	864	8'-0"	Finish

Exterior Living Spaces

Garage	840
Patio	648
Deck	192

Exterior Living:

- Andersen, Low E, Vinyl Tilt-In Insulated Windows (white) with Screens
- Brick Veneer Front with Jack Arches on Front First and Second Floor Windows
- Shutters with S Hooks
- Masonry Foundation with Waterproofing and Drain Tile System, Drain Tile on Interior and Exterior of Foundation
30 year limited warranty on waterproofing by TUFF-N-DRI Basement Waterproofing System
- Beaded Hardiplank (Concrete Siding) sides and rear
- Front Porch
- Aluminum Railings, Black
- Asphalt Driveway
- Concrete Aggregate Front Walk
- Sun Room off of Kitchen
- Trex Deck, 12x16, with Brick Pillars, and Aluminum Rails
- Aggregate Patio Under and Deck With Sidewalk Connecting Drive
- Cedar Shake Roof (Pressure Treated)
- Sod and Irrigation Front, Rear and Side Yard
- Weatherproof Receptacle (Front & Rear Of House)
- Front, Side and Rear Hose Bibs
- Gutters, Downspouts and Splash blocks
- Two Rear Floodlights
- Three Car Garage: Electric Garage Door Openers with Three Transmitters

Interior Living:

- 6 Bedrooms, 5 Full Baths and 2 Half Baths
- Solid Oak Hardwood Flooring in Foyer, Living Room, Dining Room, Family Room, Half Bath, Kitchen, Sunroom & Upstairs Hallway
- See Through Direct Vent Fireplace with Gas Logs in Family Room
- Masonry Fireplace with Granite Surround and Mantle, Living Room
- Central Vacuum
- Carpet In Bedrooms and Third Floor
- Laundry Room, Second Floor, Washer/Dryer Hook-Up, Washer Pan and Dryer Vent, maple cabinets with laminate top and stainless steel sink and Ceramic Tile Floor
- Moen Bath Fixtures
- TOTO toilets
- Ceramic Tile in Full Baths
- Bathroom Vanities, 2nd floor, maple stained raised panel cabinets with Solid Surface Tops
- Bathroom Vanity, 3rd floor, maple stained raised panel cabinets with Cultured Marble Top, color White
- Cultured Marble Shower and Tub in Baths, second floor

Terrace Level:

- Large Recreation Room, Carpet
- Exercise Room
- Drop Zone with Lockers/Closet and Tile Floor
- Wet Bar: Maple Stained Raised Panel Cabinets with glass doors and wine rack
Granite Countertops, 3cm Uba Tuba with 18 gauge Stainless Steel Undermount Sink Elkay
GE Spacemaker Compact Refrigerator GMR06AAPBB
- Half Bath: TOTO Toilet and 30" Pedestal with Mirror
- 3 Car Garage with 3 remote openers

Kitchen:

- Maple Stained Raised Panel Cabinets with soft close doors and drawers, brushed nickel knobs
- Granite Countertops, 3cm, with 18 gauge Stainless Steel Undermount Sink, Elkay
- Kitchen Island with Breakfast Bar Overhang
- Walk in Pantry
- Appliance Package: GE Profile 42" Built-in General Electric Refrigerator PSB42YSXSS
GE Profile 30" Gas Cooktop JGP933SEKSS
GE Profile 30" Convection Oven PT916SRSS
GE Profile Microwave with trim kit PEB2060SMSS
GE Profile Dishwasher PDWT180RSS
Disposal Insinkerator ½ Horsepower

Built-In Cabinets:

- Maple Stained Raised Panel Cabinets
- Granite Countertops, 3cm Granite Tops, Uba Tuba

Half Bath, first floor:

- Furniture Style Vanity with Granite Top
- Crown Molding
- Toto Toilet

Master Suite:

- Large Bedroom, Walk in Closet, His and Hers
- Master Bath, Ceramic Tile, Stained Maple Vanity with Solid Surface Tops

- Water Closet, Large Tile Shower, Ceramic Floors

Third Floor:

- 2 Bedroom: Carpet, Closets with Window Seat
- Full Baths: 36" Shower, Fiberglass, Toilet and Vanity with Mirror
- Large Closet or Flex Room, finished

Hardware:

- Schlage Door Hardware, Georgian Brushed Nickel, Handleset for Front Door
- Brushed Nickel Towel Bars and Toilet Papers in ½ Bath, Full Baths and Master Bath, Moen to match Bath Fixtures
- Door Bumps, Handrail Brackets, Ball Catches Brushed Nickel

Moulding:

- 5 ¼ " 2 Member Base Throughout
- 3 ½ " Adams Casing Throughout
- Three Member Cornice Moulding Living Room, Dining Room and Foyer
- Double Member Crown Moulding Kitchen, and Family Room
- Two Member Chair Rail Foyer, Dining Room and Family Room
- MDF Closet Shelving and Fir Closet Rods
- Doors, Raised 2 Panel, Solid Core

Energy Standards:

- Andersen Windows, Low E
- Energy Efficient Insulation Package, Blown Cellulose in Walls and Ceilings, Icynene in Attic
- All exterior penetrations sealed with caulk and foam
- Dow SIS Panel R-3. all seams taped and sealed
- Insulated Fiberglass Exterior Doors with Weather Stripping
- Master Bath, Laundry Room, Half Bath and Pipes Insulated for Quietness
- 2 Zone Dual Fuel Heat and Air Conditioning with Separate Zones Controlled by Thermostats
- 75 Gallon Gas Hot Water Heater w/ recirculator pump
- Home inspected and certified by an Energy Star/EarthCraft House inspector

Technology:

- Structured Wiring Phone And Cable: CAT- 5 phone, RG- 6 Cable T.V.
- Cable Location: Basement, Family Room, Office, Kitchen, Bedrooms and Third Floor
- Phone Location: Basement Family Room, Office, Kitchen, Bedrooms and Third Floor

Audio:

- Room Schedule First Floor: Family, Kitchen, Living, Dining, Master Bedroom, and Deck **roughed-in**
- Bose Lifestyle® BUILT-INvisible® home entertainment system **roughed-in**

*All Information Deemed Reliable but Not Guaranteed
Pricing and Specifications May Change Without Notice*



Built Green  Built Right



Lot 116 A5 Fox Hall

***Colonial Homecrafters, Ltd. is
an EarthCraft House and Energy Star certified builder***



EARTHCRAFT HOUSE
SENSIBLY BUILT FOR THE ENVIRONMENT



The EarthCraft House story

EarthCraft House is a green building program that serves as a blueprint for healthy comfortable homes that reduce utility bills and protect the environment. The aim of the program is to help home builders be leaders in smart growth management and environmental stewardship.


Building an EarthCraft House is about constructing a healthy, more valuable home while minimizing environmental impacts. EarthCraft House follows a systems approach to home building that stresses an understanding of how the different components of a home work together. This approach results in a home that performs better, is more economical for the homeowner and costs little more to build than a comparable home built with standard construction practices.

Any size or style of home at any price point can achieve EarthCraft House certification by meeting these criteria. These guidelines are flexible to allow for a variety of approaches to environmental construction. EarthCraft House guidelines address energy efficiency, durability, indoor air quality, resource efficiency, waste management, and water conservation.

Today's home buyers want to get the most house for their money. In addition to paying a monthly mortgage, home owners must also pay for utilities, maintenance and repair. All of these factors must be taken into consideration when determining the true cost of home ownership. A durable energy efficient house can be more economical and affordable even if it has a higher asking price than another home built with standard construction practices.

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EarthCraft House and Energy Star Features:

 *Caring about your home, health, family and the environment is what sets Colonial Homecrafters, Ltd. apart from the competition*

Site Planning

Erosion control
Tree protection
Reuse of trees harvested from jobsite

Energy Efficient Building Envelope

Required blower door test
All penetrations sealed inside building envelope
All HVAC penetrations sealed
Bottom plate sealed to subfloor
Shower and tub drains airsealed
Window openings sealed with foam
Door openings sealed with foam
Housewrap and edges taped on exterior
Attic access sealed
Air barrier behind tubs and showers
Joist cavities under knee walls blocked to eliminate air infiltration
All recess lights through insulated ceilings airtight
Seams in joists, studs, sheathing and band on exterior of home air sealed

Insulation

Foundation walls insulated, ventless crawl
Cellulose blown in insulation in walls
Basement ceiling insulated to R-19
Band Joist insulated to R-13 or greater
Flat ceilings insulated to R-38
Sloped ceilings insulated to R-30
All insulation installed to RESCheck compliance

Windows

Andersen Windows
Low E
20 year warranty on glass

HVAC System

Manual J calculation for sizing of HVAC equipment
Duct air leakage test and ducts inspected before sheetrock stage
All ducts sealed with mastic
No ducts in exterior walls

Appliances

Energy Star dishwasher

Resource Efficient Design

Insulation, 25% recycled
Engineered roof framing
OSB roof decking
Finger jointed interior trim
Engineered exterior trim
Sealed crawlspace
Roof, 30 year warranty
Housewrap, Dow Weathermate Plus
Windows and doors flashing integrated with drainage plane
Roof gutters discharge 5' away from foundation
Outdoor decking made with recycled material

Indoor Air Quality

Bath fans exhaust to exterior
Floor registers protected from dust during construction

Moisture Control

Vapor barrier between slab and gravel base
Vapor barrier in crawlspace
Capillary break between foundation and framing
Foundation drain tile system

