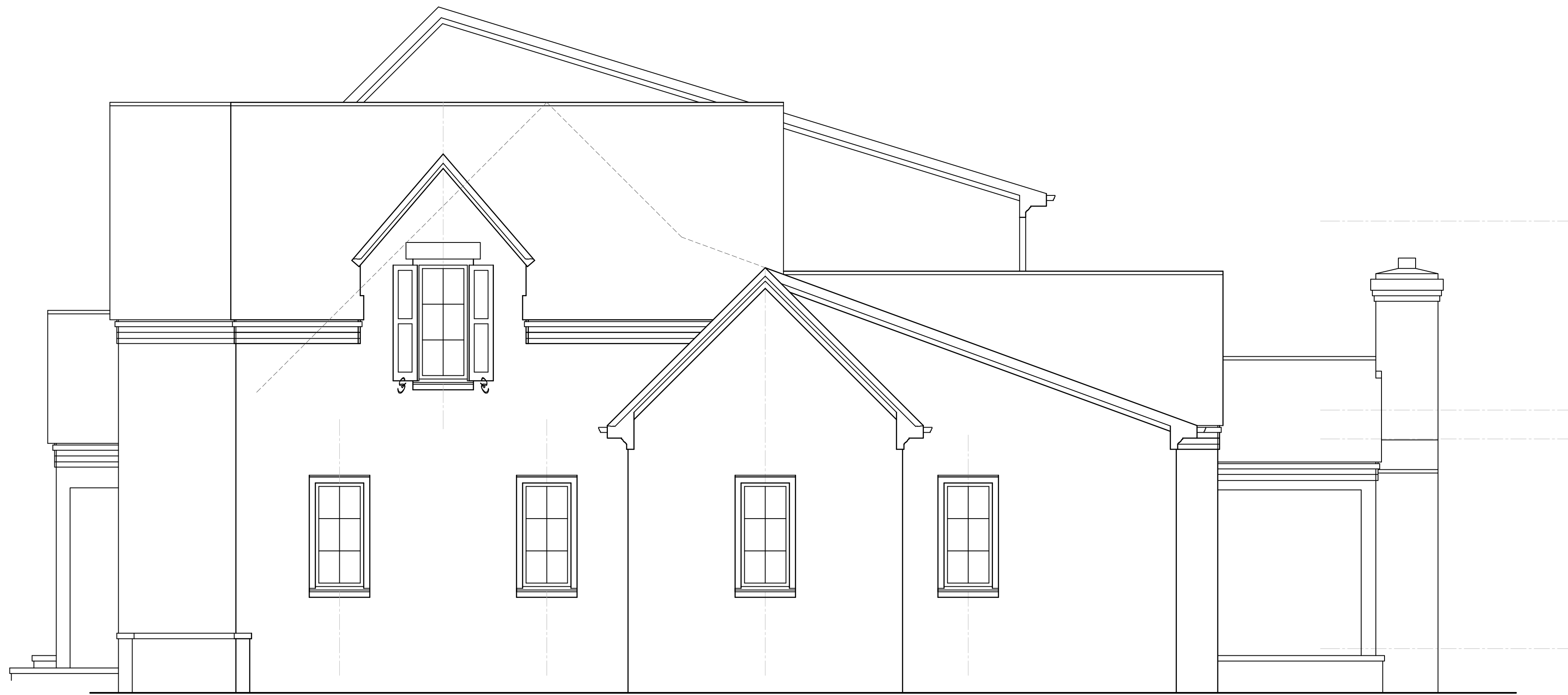


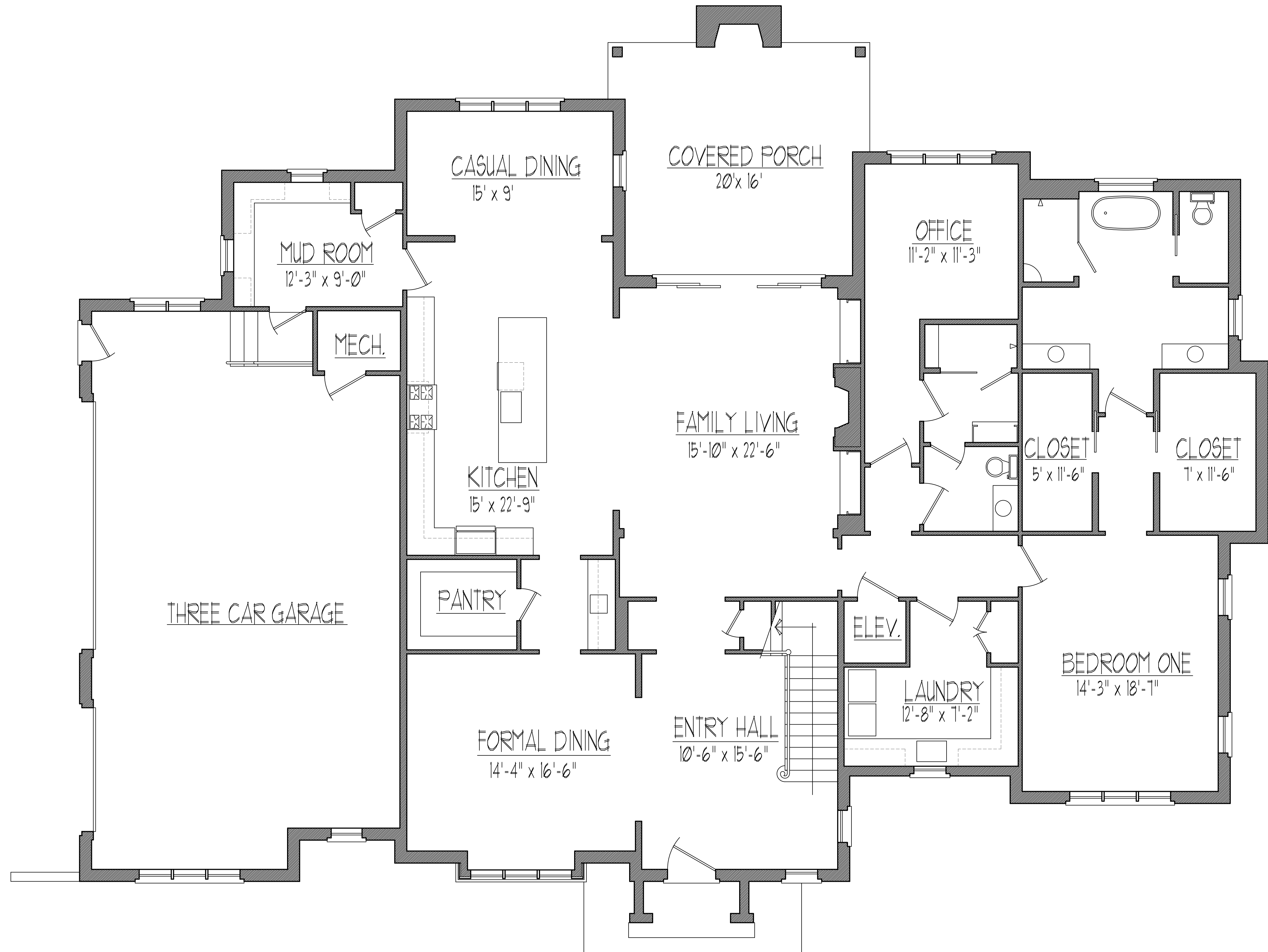
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COLONIAL
HOMECRAFTERS
LTD
CRAFTED FOR LIFE

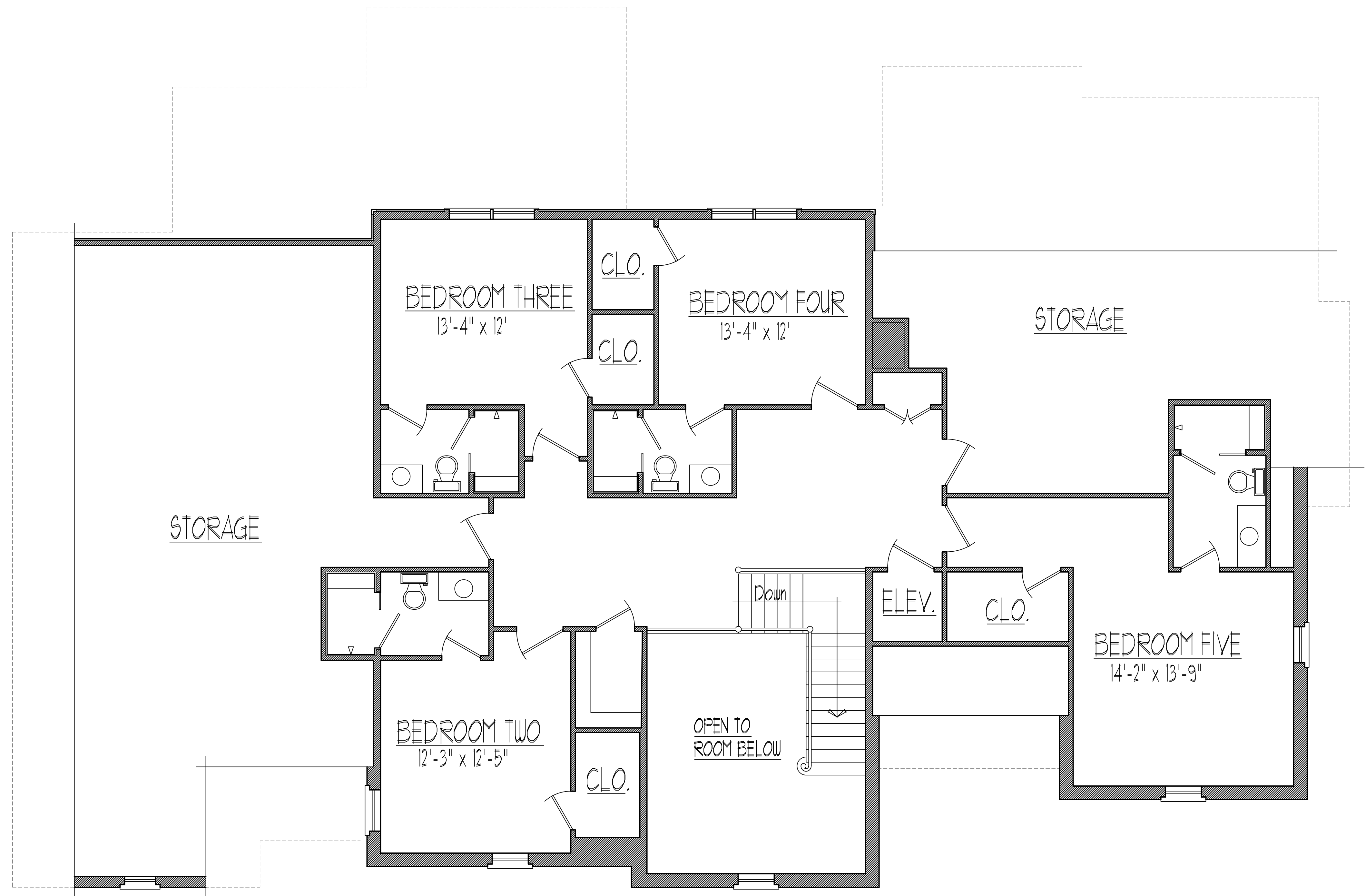


Lot 22 Kinloch









Colonial Homecrafters, Ltd.

Custom Home Specs

Lot 22 Kinloch

PRICE **\$2,879,000**

	<u>SQUARE FOOTAGE:</u>	<u>CEILING HEIGHT:</u>	<u>FINISH SCHEDULE:</u>
First Floor	3,110	10'-0"	Finished
Second Floor	2,085	9'-0"	Finished
Total	5,195		

Rear Porch	330
Garage	953

MASONRY VENEER

Veneer	Brick, front, sides and rear, veneer and foundation
Brick	Charleston (white tumbled) Painting Included
Mortar	Grey, White if not painted
Windowsills	Brick Rowlock

PORCHES

Front Porch and steps	Bluestone Treads, brick riser Bluestone, Variegated Pattern 2 *You may choose Limestone and Travertine as your pavers
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Front Porch Rail	Aluminum
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Covered Porch, rear	Bluestone Steps, Bluestone treads, brick risers
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FIREPLACE

Interior Fireplace	Fireplace Heat & Glo 8KX-TG - 23,000 - 45,000 Btu/Hour Input NG/ 23,000 - 44,000
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Mantle and Surround	Mantle-Kenwood, Zimmer, Merritt, Roxborough, Acacia, Walker, Matterfield, Malone/MDF/Primed/Size C Surround-Granite Absolute Black
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Exterior Fireplace	Brick, per plan Bluestone or Limestone Hearth 42" Firebox Reclaimed wooden mantle, Allowance \$1,500
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WINDOWS and EXTERIOR DOORS

Windows	Andersen, 400 Series Andersen A series
Window Screens	Not included
Doors	Andersen
Front Door	Sapele, wood, design per plan Glass, non-bevel, clear Multi point lock and handle set Lock Hoppe Munchen 374N, matte black
Garage Personnel Door	Thermatru Smooth Star, 36" X 96"
Garage Car Doors	Design Per Plan Raynor AP138, Color: White, Windows: Stockbridge Ranch, Panel Style: Ranch Recessed Groove, Track Type: 12R, Raynor sentinel 360 1 ¼ HP Motor, 8' Belt Rail, Built-In Camera, Battery Back-Up

STAIR

Entry Hall	Per plan, red oak treads and risers, stain 3 coats of poly
Attic	Pull down, location to be determined

ROOFING

Roofing	Slate, Vermont Semi Weather Gray
Gutters	Aluminum, color match trim

EXTERIOR TRIM AND SIDING

Siding	James Hardie Plank, Smooth, No Bead Per plan, gables and dormers
Cornice	Per Plan, PVC
Window Trim	PVC, 3 ½" Brick Moulding
Door Trim	PVC, 3 ½" Brick Moulding

INSULATION

Conditioned Crawl	INBD HALO interrerra FR 10PSI R-10 2.09" X4'X8' Foam BRD Vapor barrier(Poly Film, 10M 20'x100'White Seems will be taped with a vinyl tape
Exterior Walls	Sprayed in Fiberglass R -19 NO MIX 460=5 Nominal Inches OPEN CELL FOAM IBA KN R-19 UNF 15.25"X94" SF
Sound insulation	IBA Kn R-11 UNF 15.25" X93" 157.58 SF Primary Bath, Pipes, Utility Room, Bedrooms, ½ Batt
Attic	Open Cell Foam R-49 NO MIX 460 = 13.25 Nominal Inches

Ceiling Insulation

Garage Open Cell Foam R-22 NO MIX 460 = 6 Nominal Inches
IBA KN R-11 UNF 15.25X93" 157.58 SF

Rim Joists

Open Cell Foam R-19NO MIX 460 = 5 Nominal Inches

Sealing

Fire foam/spray foam will be added where necessary
Super seal Caulk for vapor barrier

HVAC

FIRST FLOOR:

American Standard, 3.5 ton 14.3 SEER2 AC, 96%
Gas Furnace, 2 stage variable speed coil
Zone damper system
Honeywell fresh air damper (controlled thru thermostat)
Duct work for kitchen hood/dryer vents

SECOND FLOOR

American Standard, 2 ton 14.3 SEER A/C 96% AFUE Gas Furnace,
single stage, variable speed coil
Zone damper system

Thermostat

Digital, programmable

Main Trunk Line

Galvanized steel, insulated

Duct supply lines

Flex duct, insulated

Air Filters

Floor registers

Flush Mount Wood Floor Registers

Wall/ceiling registers

Steel, white

Venting, Dryer & Downdraft

Galvanized Steel to exterior

Venting Gas Water Heater

PVC

Venting Hood

Galvanized Steel to Exterior

ELECTRICAL

Service 400 amps

Home wired to code

Switches & Interior Receptacles

Decora, rocker style

Smoke & Carbon Monoxide Detector

Electric w/battery backup

Generator

26 kw Generac Generator

2 Disconnects for 400 amp service

ELECTRICAL FIXTURES

Allowance is for interior and exterior lights and various electrical upgrades

The following is included in home price separate from allowance above:

4 Exterior Flood lights

Ceiling Fan Prewires in all Bedrooms & Family Room

30 LED wafer (6" circular)

LED Tape Lighting under cabinets in Kitchen & Butlers Pantry

Post light (25 ft. or less from home)

Landscape Lighting-pre-wired for low voltage landscape lighting

ELECTRICAL LOW VOLTAGE

STRUCTURED CABLING

Package includes 8 media center and input feeds
1 structured cable housing in wall
8 Cat or RG6 Coax locations
2/Living Room
2/Office
1/Bedroom One
1/Bedroom Two
1/Bedroom Three
1/Bedroom Four
CAT6 Location (single wire)/Elevator Phone
Wireless Access Point Prewire for CAT6

ELEVATOR

Residential Elevators
Luxury Lift- Classic Series
2 Stops
Cab Height: 6'8"
Cab Walls & Ceiling: Painted White Maple
Handrail: 1/4" x 2" Satin SS #4 Flat Bar
Lighting: 4 LEDs Silver Trim Ring
Cab Operating Panel: SS #4 Flush mount Car Panel
Hall Stations: SS #4 Flush mount Hall Station
Gate: Century Scissor 6'8" Silver Gate
Automatic On/Off Cab Lighting Included
Battery Backup Included

Phone service required for elevator, Wire and connectivity is accounted for in quote.

If elevator is not to be included in build, take credit of \$30,283.
Shaft will be framed for elevator and concrete pad will be built

PLUMBING

Water Line in House
Waste Line in House
Hose Bibs

Refrigerator Icemaker hook-up
Washing Machine Hook-up
Washing Machine Catch Basin
Water Heater

Pex, Uponor
PVC
4-faucets, w/shut off valve, site dependent location
Standard recessed w/shut off valve
Standard recessed w/shut off valve
30 x 30 pan with 1" lip, drain, if needed
Water Heater tankless
Navien NPE 240A2 Internal buffer tank stainless steel heat exchanger 97% efficient.
Gas Line to Generator and Gas Grill

PLUMBING FIXTURES

Kitchen

Sink-Signature Hardware SHORUCA3218 32" Undermount
Faucet-Signature Hardware Greyfield SHXCGF107BG 1.8 Gpm
Single Hole Pull Down Faucet (Brushed Gold)
Basket Strainer-Signature Hardware SH162SS 3 1/2" Brass
Garbage Disposal Flange & Stopper (Stainless Steel)
Instant Hot Water Tank-Newport Brass 5-036
Water Dispenser-Newport Brass 106H-10 East Linear 1.5 Gpm
Hot water dispenser (Satin Bronze)

Butler's Pantry

Sink-Blanco Quatrus 17" Undermount bci4543354
Faucet-Signature Hardware SHXCGF137BG (Brushed Gold)
1.8gpm

Laundry

Faucet-Signature Hardware SHXCRD107ZSS Ridgeway
1.75 Gpm Single Handle Pull-Down Kitchen Faucet
Sink-Signature Hardware SHGR1B2522WH Totten
Undermount Single Basin Granite Composite Kitchen Sink
(White)
Basket Strainer-Signature Hardware SH171ZSS
3 1/2" strainer for sinks up to 1" thick (stainless steel)

Powder Room

Faucet-Signature Hardware SHK497718 Elita 1.2 Gpm
Widespread w/ Cross Handles and Pop-Up Drain Assemble
Sink-Signature Hardware SHU1812WH Myers 21" Rectangular
Undermount Bath Sink White
Toilet-Toto Nexus MS642124CEFG#01 1.28 GPF One Piece
Elongated Chair Height Toilet with Tornado Flush Technology
Seat Included (Cotton White)
Accessories-
Toilet Paper-Signature Hardware SHEL555002BG
Elita Wall-Mounted Euro Style (Brushed Gold)

Towel Ring-Signature Hardware SHEL555003BG
Elita 6 5/16" Wall-Mounted Towel Ring (Brushed Gold)

Primary Bath

Faucets (Qty: 2) Signature Hardware SHK497714, Elita 1.2 Gpm
Widespread W/Lever Handles and Pop-up Drain (Brushed Gold)

Sinks (Qty: 2) Signature Hardware 21" Rectangular Porcelain Undermount (White)

Tub Signature Hardware SHHBFST6731AWH Hibiscus 67" Oval Acrylic Freestanding with Integrated Drain & Overflow (White)

Freestanding Tub Drain Rough in Kit for PVC Pipe-Signature Hardware SH653PVC

Tub Filler- Signature Hardware SHK497726

Elita Floor Mounted Tub Filler with Lever Handle- includes Hand Shower (Brushed Gold)

Shower System SHK497706

Elita Pressure Balanced Shower System with Rainfall Shower Head, Lever Handles, Slide Bar, Hand Shower, Hose (Brushed Gold)

Toilet-Toto MW6424736CEFGA#011.28 GPF One Piece Elongated Chair Height Toilet with Washlet, Tornado Auto Flush, CEFIONTECT,EWATER, and PREMIST (Cotton)

Accessories

Toilet Paper-Signature Hardware SHEL555002BG
Elita Wall-Mounted Euro Style Holder (Brushed Gold)

Towel Ring (Qty 2) Signature Hardware SHEL555003BG
Elita 6 5/16" Wall-Mounted Towel Ring (Brushed Gold)

Towel Bar (Qty 2) Signature Hardware SHEL555004BG
24" Towel Bar (Brushed Gold)

Robe Hook (Qty 2) Signature Hardware SHEL555001BG
Elita Single Robe Hook (Brushed Gold)

Second Floor Baths

Faucet-Signature Hardware SHWSCSF807ZBN Sefina 1.2 Gpm Widespread Faucet with Pop-Up Drain Assemble (Brushed Nickel)

Sink-Signature Hardware SHU1812WH
Myers 21" Rectangular Porcelain Undermount Bathroom Sink (White)

Shower-Signature Hardware SHK497468 Sefina Pressure Balanced Shower Head-Accufit Rough-In Valve Included (Brushed Nickel)

Toilet-Toto Drake ST776EA#01, C776CEFGT40#01, SS124#

Tank, Elongated Toilet Bowl & Toilet Seat (Cotton)

Accessories-

Toilet Paper Holder-Signature Hardware SHSFRHZBN

Towel Ring-Signature Hardware SHSFTRZBN

Sefina 8" Wall-Mounted Towel Ring (Brushed Nickel)

Towel Bar-Signature Hardware SHSF24TBZBN

Sefina 24" Towel Bar (Brushed Nickel)

Robe Hook- Signature Hardware SHSFRHZBN

Sefina Single Robe Hook (Brushed Nickel)

Garage

Utility Sink-Proflo 23" Single Basin Free Standing Laundry Sink
Faucet-Utility Faucet 1.2 gpm deck mounted utility faucet

SHOWER DOORS & MIRRORS

Primary Bathroom

3/8" custom heavy glass panels on either end of shower opening
Opening 30", Panels 80" Tall
Brush Nickel D Handle
Clear Glass
Per plan

First and Second Floor Baths with Shower

3/8" custom heavy glass door
Opening 30", Panels 80" Tall
Brush Nickel D Handle
Clear Glass
Per plan

Mirrors (Flat), plate glass

40" w/polished edge, aluminum edge,
bottom w/fixture color-1 receptacle cut-out per mirror
Primary bath 2 mirrors \$500 each

TILE

Primary

2 combo niches
Tile laid straight or broken joint pattern
Schluter linear drain
Install floor tile, laid straight or broken joint pattern
Install wall tile to ceiling
Grout with epoxy grout

First & Second Floor Baths

1 combo niche, 1 bench
Tile laid straight or broken joint pattern
Standard drain, square
Install floor tile, laid straight or broken joint pattern
Install wall tile to 8'
Grout with epoxy grout

Kitchen	Backsplash Grout with epoxy grout and sealed tiles
Laundry	Install floor tile, laid straight or broken joint pattern Grout with epoxy grout
<u>FLOORS</u>	
Hardwood	First Floor & Upstairs Hallway Palmetto Road Asheville Engineered Glue Down, 9.4" wide planks with 4mm veneer, wire brushed look, 5/8" thick
Carpet-Upstairs Bedrooms	Elba II or equal non-pattern, non-berber over 8 lb. pad
<u>EXTERIOR FINISHES</u>	
Garage Doors	Paint Sherwin Williams Exterior Latex, if needed
Veneer	Paint Sherwin Williams Exterior Latex
Window Trim - if applicable	Paint Sherwin Williams Exterior Latex
Fascia and Soffit	Paint Sherwin Williams Exterior Latex
Trim - if applicable	Paint Sherwin Williams Exterior Latex
Columns	Paint Sherwin Williams Exterior Latex
Aluminum Handrails	Powder coated, black
Paint	Exterior Paint Sherwin Williams, Duration
<u>INTERIOR FINISHES</u>	
Walls	1 wall color throughout, flat Sherwin Williams Emerald interior Color white or neutral
Bath Walls	Semigloss Emerald interior Color white or neutral
Ceiling	White
Trim & Moldings	Sherwin Williams, Emerald, semi-gloss paint Color white or neutral 1 color throughout
Interior Doors	Sherwin Williams, Emerald, Latex semi-gloss paint Color white or neutral 1 color throughout

INTERIOR ROOM TRIMS

Door Casings

(All Material Paint Grade)

Adams with Plinth Block, first floor and second floor hall

Window Casings

Adams

Window Threshold

3 1/4" stool

Base Molding

7 1/2" 2 member, Top OG with 1x6 base

5 1/4" OG Base, second

2 Member Crown

3 1/4" Base, 4 5/8" Cove Crown

2 Member crown, locations

Location: Entry, Study, Living, Dining, Kitchen, Informal Dining, Butlers, Primary Bedroom, Primary Bath, Primary Closet, Upstairs Hallway, Mud Room

Coffered Ceiling
Paneling

Dining Room

Dining Room, 1x6 and 1x4 with inset bead with bullnose cap

Main Staircase and Foyer, Full height wall.

1x6 and 1x4 with inset bead or OG

Barrel Ceiling

Transition Hall off Foyer, Panel wall and ceiling

1x6 and 1x4 with inset bead or OG

CLOSETS

Primary Closet

Allowance \$26,000

Allowance is for the closets to be designed and installed by contractor or purchaser's choice

Others

11" pressboard shelving with fir rod, standard

1 column of shelves per closet

Pantry

Open Shelves, Butcher Block Style Countertop, stained

DOORS/HARDWARE

Interior Doors

Single panel, flush, paint grade, solid core

8'-0" First Floor

8'-0" Second Floor

Door Hinges

Bright Brass, Antique Brass, Satin Nickel or Flat Black

Interior Locksets

Emtek Flat Black

HELIO PASSAGE LOCKSET W/MODERN RECT. ROSETTE

HELIO PRIVACY LOCKSET W/MODERN RECT. ROSETTE

Exterior Locksets

HELIO ENTRY LEVERSET

SQUARE DEADBOLT

Exterior Locksets

Andersen Doors Andersen Hardware Newbury or Albany

Elevator Lockset

Emtek Flat Black
HELIO PASSAGE LOCKSET W/MODERN RECT. ROSETTE

APPLIANCES

Kitchen:

DF48650G/S/P

WOLF 48" DUAL FUEL RANGE SIX BURNER AND GRIDDLE
W/RANGE CORD

HBN548212SS

BEST 48" HOOD INSERT WITH 1240 CFM IQ BLOWER

SO3050PM/S/PH

WOLF 30" M SERIES PRO OVEN SS

MDD3050PM/S/P

WOLF 30" M SERIES PRO MICROWAVE SS

DW2451

COVE DISHWASHER PANEL READY

CL4850UFD/S/P 48"

SUB ZERO FRENCH DOOR REFRIGERATOR STAINLESS WITH PRO
HANDLE ICEMAKER / WATERLINE HOOKUPBRAIDED STAINLESS

CABINETS/VANITIES

Kitchen & Butler's Pantry

Custom Made by Prestige Cabinets

Door Style: FLAT PANEL INSET DOORS

Painted or Stained

Exterior Material: ½ maple

Interior Material: ½ shop birch

E-series Hood

Office Bath, Primary Bath, Powder Room and Mud Room

Custom Made by Prestige Cabinets

Door Style: Full Overlay Flat Panel Doors

Painted or Stained

Exterior Material: 1/2 maple

Interior Material: 1/2 shop birch

Laundry & Upstairs Bathrooms

Kraftmaid Breslin Painted

COUNTERTOPS

Kitchen/Butler's Pantry

Powder

Primary

Laundry

Bath 2, 3, 4 & Entertainment ½

Quartz Level 3 Finished Edge – Pencil no splash included

Quartz Level 2 Finished Edge – Pencil 4" Splash

Quartz Level 2 Finished Edge – Pencil 4" Splash

Quartz Level 1 Finished Edge – Pencil 4" Splash

Quartz Level 2 Finished Edge – Pencil 4" Splash

LANDSCAPING HARD SURFACES

Driveway

Walk

Sod

Irrigation

Landscaping

Landscape Architect

Grey Aggregate

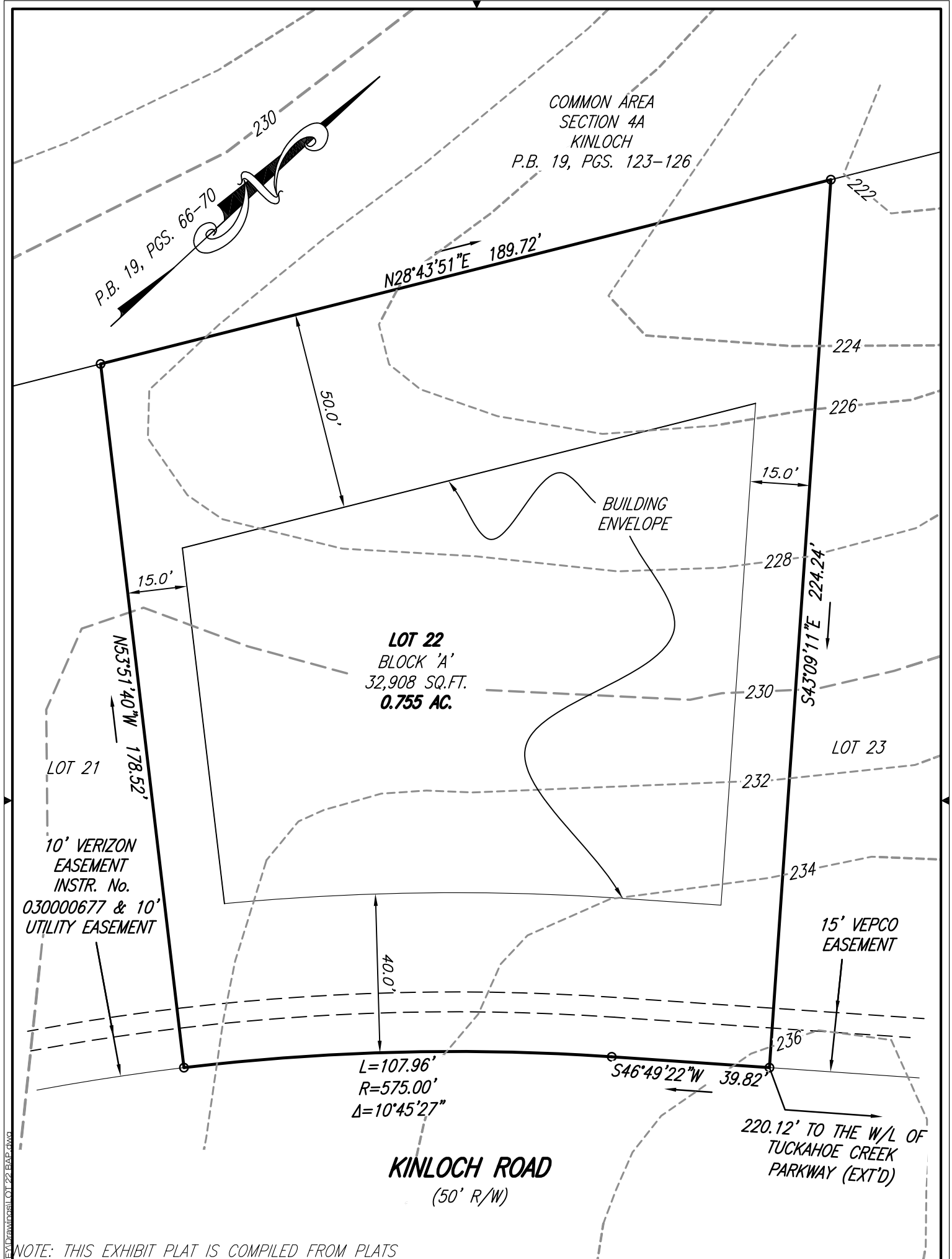
Bluestone or Travertine

Sodded Areas

Front Elevation

Design fee included





NOTE: THIS EXHIBIT PLAT IS COMPILED FROM PLATS OF RECORD. THIS PLAT IS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH. NO IMPROVEMENTS AND NOT ALL EASEMENTS MAY BE SHOWN. SETBACKS TAKEN FROM P.B. 19, PGS. 66-70. TOPOGRAPHY TAKEN FROM KINLOCH SECTIONS 1-3 CONSTRUCTION PLANS.

PRELIMINARY

EXHIBIT PLAT SHOWING
LOT 22, BLOCK 'A', SECTION THREE
KINLOCH

DOVER DISTRICT
GOOCHLAND COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS

ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc



DATE: 11-27-2018
SCALE: 1" = 30'
JOB: 55180058.00
DRAWN BY: BCH
CHECKED BY: CMF

11-27-2018 05:55:51 180058.00 KINLOCH SECTION 3 LOT 22 EAP.dwg

Tuckahoe Creek pkwy

Kinloch Rd

Jmr 00

Kinloch Rd

Rfc`mslb_pgcq bcngarch_pc amlacnrs_jmtcpj_wq
_lb qfmsjb lmr`c sqcb _q _dmp k_j qsptcw