

Home Builder Comparison Checklist

MEASURE	James Craig Builders	Builder #2	Builder #3
Focus on Energy			
Home certification available?	YES		
Foundation			
Foundation partner	Coello & Assoc.		
Type of foundation	INTEGRA CR – exclusive system; 9'x10" and basement and 4'x8" garage poured concrete forms		
Concrete strength	4,000 PSI; 4 ½" slump		
Drain system	Form-A-Drain with radon stub		
Brick form on interior	YES		
Add'l features	Vertical and horizontal steel reinforcement; 20" footings; water stop at all control joints		
Insulation			
Foundation insulation	R-5 from footing to mudsill; fiber cement coating on top 8"		
Basement box sills	Closed cell spray foam insulation		
Wall insulation	R-3.5 exterior wall sheathing where possible; R-21 wall insulation		
Attic insulation	R-50 blown-in insulation		
Energy heel trusses	YES		
Wind/water barrier	Tyvek HomeWrap entire exterior; window pan flashing system		
Sound insulation	Laundry and bathroom walls		
Add'l features	Caulk and foam window sealant package		
Walls & Floors			
Sub-floor	Engineered I Joist floor system – doubled under kitchen and master bath; Premium grade ¾" T&G subfloor; Ditra underlayment system under all ceramic flooring		
Installation	Glued, ring-shank nailed and screwed		
Wall construction	2x6 exterior walls; 16" OC		
Windows			
Brand/type	Anderson 400 Series; Vinyl-clad wood windows; Low E/Argon gas filled		
ENERGY STAR	YES. U-factor below 0.35.		
Water barrier	DuPont Flashing System on windows; Sill pans on all exterior doors; double drip caps above all windows; Back caulk all exterior windows and doors		
Add'l features	Solid core wood windows with seamless vinyl-clad exterior; fold-down cranks on casement windows; airspace grilles		

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Roof & Gutters			
Shingle	"Lifetime Warranted" dimensional		
Valley protection	Ice and water membrane		
Add'l features	Valleys and roof vents color matched to roof; Roof vents on garage		
Gutter type	5" seamless aluminum with 3" x 4" hinged downspouts		
Siding & Trim			
Siding Type	Fiber cement "Hardie Plank"		
Add'l features	Primed "Miratec" dense composite fascia, corners and window trim Primed LP composite soffit; premium grade "Vulkem" caulk; hand applied 100% acrylic exterior finishing includes 2 nd coat on complete home		
Other Exterior			
Front entry system	Generous allowances		
Brick	\$700 per thousand allowance		
Garage features	Insulate and drywall walls and ceiling, trim windows and swing doors; insulated "Carriage" style garage doors with decorative windows and hinges; belt drive openers for both doors with transmitters and keypad		
Heating/Cooling			
Furnace	94% to 96% efficient variable speed furnace; 10 year parts and labor warranty		
Central air conditioning	13 SEER		
Add'l features	Programmable set-back thermostat		
Plumbing			
Fixtures	Total Kohler – Forte or Devonshire faucets; Standard Kohler colors; elongated bowl comfort height toilets; 8" centers on master bath and powder room faucets		
Water heater	75-gallon direct vent		
Plumbing lines	CPVC		
Add'l features	Mustee laundry sink and faucet; Shut-off valves at all fixtures; Rough-in drains and vents for future lower level bath and bar sink		
Indoor Air Quality			
Heat Recovery Ventilator (HRV)	YES		
Dehumidification	YES		
Heat/fireplace	Sealed combustion furnace; Direct-vent gas fireplace with black face frame and arched doors; tan fire brick liner		
Bath fans	80 cfm quiet fans with 6" ducting vented to exterior		
Add'l features	Carbon monoxide detectors; Venting for range or cook top installed to the exterior		

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Green Building			
Philosophy & practices	Visit "energy & environment" in features section on Web site		
Home certification available?	YES		
Interior			
Countertops	"A" granite or JCB select Corian colors in kitchen and master bath		
Cabinetry	Completely custom cabinetry made to customer's specs throughout home; maple veneer interiors		
Lighting Allowance	\$1/square foot of home Decora switches		
Hardware allowance	Averages about \$1,750; covers cabinet hardware and bath fixtures		
Flooring:			
Carpeting	Premium grade at \$30 sq yd. (Wholesale) 6 # fine grind pad in allowance		
Ceramic tile	\$5/sq. ft. tile allowance; Included in baths and utility room		
Hardwood	Choice of maple or birch hardwood flooring, rooms per plan, 4"x12" wood floor vents in hardwood areas; 2 coats of low VOC water based satin finish		
Trim	Oak, birch or hard maple base and casing; Double hip raised six-panel pine doors; Bull nosed white melamine shelving		
Drywall and Paint	Sand, knockdown or orange peel textures (choice of one); primer coat prior to painting; 2 coats all interior walls; 3 paint colors included; "Sherwin Williams" Low VOC paint products		
Other allowances	42" mirror, semi-frameless glass shower enclosure and fireplace facing allowances		
Other Interior			
Structures wiring package	6 locations of CAT 5E/RG6QS (phone, data or TV); All wires are home run to the distribution center		
Professional Cleaning	Yes. Final professional cleaning including window washing and buff and wax on whirlpool tubs and shower modules.		