

Standard Practices and Inclusions

INTEGRA™ CR Foundation System from Coello & Associates

The Integra CR Foundation System was designed exclusively for James Craig with additional vertical and horizontal rebar. Our foundation is 39% stronger than a block foundation built per code, or a poured wall without vertical steel rebar.

The CR Foundation System specifications include:

- 4000 PSI concrete with 4 1/2" slump and midrange water reducer
- 20" footings
- Additional steel rebar reinforcement in foundation wall
- 8' poured concrete form wall
- Brick form on interior of poured wall
 - Form-A-Drain drain tile system
- Includes radon stub for future system, if required
- Water stop at all control joints

James Craig exclusive North Wind Energy Saver® Plus Features

- R-5 foundation insulation from footing to mudsill with a fiber cement coating on top 8"
- 2x6 exterior walls at 16" OC
- R-3.5 exterior wall sheathing
- Tyvek® HomeWrap® entire exterior of home
- DuPont™ Flashing System at windows and doors
- Caulk and foam window sealant package
- R-21 wall insulation; R-50 attic insulation
- Energy heel trusses
- Low E/energy spacer bar on all windows
- Energy-efficient furnace with upgraded 4" media filter
- Programmable set-back thermostat
- Direct-vent gas fireplace
- Venting for space saver microwave installed to outside
- 13 SEER central air conditioning
- Air-to-Air heat exchanger (HRV)
- 75-gallon direct-vent water heater
- Duct work fabricated out of 26 gauge steel
- Carbon monoxide detector

James Craig Preferred Performance Exterior® Features

- Andersen® 400 series windows (Paramount Windows™ available as optional upgrade)
- ELK 30-year Prestique® High Definition® dimensional shingles
- Ice and water membrane
- Valleys and roof vents color matched to roof (versus galvanized)
- Hardieplank™ primed fiber cement siding (Certaineed "Monogram" vinyl available)
- Primed soffit and fascia versus raw cedar (aluminum soffit and fascia available)
- Primed cedar corners and window trim (versus raw cedar)
- Double drip caps over all windows and doors
- GFCI at each exterior outlet and at electrical panel
- Seamless factory-painted aluminum gutters with hinged 3"x 4" downspouts
- Insulated steel raised panel garage doors
- Concrete toe kick at front door with concrete stoops

Interior Preferred Performance Features & Allowances

Just a few of our other standards inclusions... we'll prepare detailed pricing for you based on your desired inclusions.

- Premium grade 3/4" T&G sub floor
- Sub floors glued, screwed and nailed to minimize floor squeaks
- Sound insulation in laundry and bathroom walls
- Plastic CPVC waterlines
- Broan quiet bath exhaust fan vented to exterior
- Handcrafted, custom cabinetry and built-ins throughout home
- Lighting allowance at \$1/square foot of the home
- Decora light switches
- "Carriage" style garage doors (if fits design of home)
- Automatic garage door opener with keypad (on double door)
- Premium-grade carpeting at \$30/square yard
- Choice of maple or birch hardwood flooring (where indicated)
- Generous mirror, glass shower enclosure and tile allowances
- Kohler Devonshire or Forte collection fixtures
- \$1,200 hardware allowance (covers Schlage lever handles)
- Multiple paint colors (up to three)
- Fold-down window cranks on casement windows

Our personal design consultant, Judy Garvey, is available to help you with your selections. She'll keep the process fun and wants to help you stay on track and stick to your budget!

Standard features effective with October 23, 2007 price listing.