

BELCHER HOMES

HIGH PERFORMANCE FEATURES

Energy Saving Features

- Zoned (93% AFUE) gas furnace and energy efficient central air conditioning (S.E.E.R. rating 13) with programmable thermostatic controls
- House wrap to help reduce air infiltration and provide additional moisture penetration protection
- R-38 approx. blown ceiling insulation
- Exterior walls consisting of R-13 approx. spray Cellulose insulation
- James Hardie with Color Plus technology fiber-cement siding and trim for a durable exterior
- Double glazed, Low-E, Argon filled vinyl windows with tilt-in easy clean feature with screens
- Insulated exterior doors
- Sliding vinyl patio doors with insulated tempered Low-E glass per plan
- 50 gallon "quick recovery" energy efficient gas water heater
- Water conserving plumbing faucets and fixtures
- Energy Star rated light fixtures and appliances
- Individual air returns in each bedroom
- Wiring for ceiling fans in all bedrooms, great room, & family room per plan
- Energy Star rated exhaust fans in bathrooms

Pamper the Chef

- Gas range with 30" self-cleaning oven and space saver 30" microwave/hood
- Upgraded Energy Star rated dishwasher
- Double bowl stainless steel kitchen sink with sprayer
- Custom kitchen design with quality raised panel wood cabinetry
- Built-in pantry where shown
- Beautiful "easy care" laminate kitchen counter tops
- ½ horsepower food waste disposer
- Ice maker water line to refrigerator area

Master Suite

- Spacious bedroom and walk-in closet with coated ventilated shelving system
- Large acrylic soaking tub with marble surrounds
- Shower with tempered glass surrounds and marble walls
- Cultured marble vanity tops with two bowls
- Quality raised panel wood vanity cabinets with drawers
- Trouble free, long life water conserving faucets
- Large 42" tall mirror above vanity
- Elongated water conserving commode

Stylish Exteriors

- Designer custom front elevations
- Cul de sac lots on ¼ acre in desirable Kirkwood
- AAA rated Kirkwood Schools
- 3 blocks from convenient downtown Kirkwood
- Conservation restrictions for common area landscaping
- Sturdy, steel garage door
- Vinyl enclosed soffits and aluminum fascia
- Vinyl porch ceiling
- Insulated fiberglass front door with superior impact resistance
- Decorative front door handle set with dead bolt
- Decorative grills on all front and side elevations
- Concrete driveways and streets

- Designer roof pitches for attractive front exterior appearance
- Prefinished baked on enamel gutters and downspouts

Inviting Interiors

- Advanced air sealing package featuring low VOC sealants and caulks to ensure good indoor air health
- 9'0" first floor ceilings
- 8'10" high steel reinforced poured concrete foundation walls 10" thick
- Painted six panel interior doors and trim
- Painted 3 ¼" base with 2 ¼" casing around all windows with wood window sills
- All framing and finish materials used contain low VOC's
- Prefinished hardwood flooring in foyer, powder room, kitchen and dining areas per plan
- Ceramic tile in all wet areas per plan
- Premium "low VOC" carpeting over ½" high rebound pad in all bedrooms
- Convenient laundry locations with electric or gas dryer hookup per plan
- Vanity drawers where possible
- Two coats of low VOC paint on interior walls with smooth finish and hand swirled sand finished ceilings
- Spindled railings per plan
- One piece fiberglass tub and shower enclosure in secondary baths
- Elongated water conserving commodes in all baths
- Walk-in closets per plan
- Ventilated closet shelving
- Front door chime
- Brushed chrome finished knob hardware

Building for your Future

- 10 year transferrable home owner's warranty with Bonded Builders Warranty company
- 20 year transferrable termite pre-treatment whole house insect control and toxic mold protection
- Full height reinforced concrete basement walls
- Perimeter foundation drainage system
- Fiberglass self-sealing 20 year roof shingles
- Full felt roof
- Computerized panelized wall construction
- Engineered floor system and roof trusses
- ¾" tongue and groove subfloor, glued and nailed
- 2" x 4" interior walls with ½" drywall on each side
- Engineered exterior trim to eliminate knots and provide a smooth clean finish
- Copper wiring
- Two freeze-proof outside water faucets
- Water proof exterior electric receptacle at rear and front of home
- Copper water lines
- Ground fault outlets per code

Technology at Home

- Smoke detectors with battery backup in all bedrooms
- Prepiped for TV and phone outlets
- Category 5 phone wiring
- 200 amp electric service
- Two automatic garage door openers with remote controls

VOC= Volatile Organic Compound