



Hibbs•Homes

The Features and Benefits of Building with Hibbs Homes

The Hibbs Homes Difference can be seen in every home we build or renovate. Important energy efficient features that are considered options with most St. Louis homebuilders are standard in all of our homes and projects. The chart below shows the benefits and features of building a home or completing a renovation project with Hibbs Homes.

FEATURE	BACKGROUND	BENEFITS				COMPARE HOMES		
		Increased Comfort	Increased Durability	Increased Efficiency	Better Indoor Air Quality	Hibbs Homes	Builder 1	Builder 2
Tight Home Construction	2x6 walls using Advanced Framing Techniques and/or air sealing packages limit air flow in and out of home.	✓	✓	✓	✓	✓		
Quality Insulation	Owens Corning Energy Complete, thorough caulk/seal, with blown in foam and fiberglass insulation.	✓	✓	✓	✓	✓		
Interior Wall Insulation	Interior insulation acts as a noise barrier for a quieter home.	✓		✓	✓	✓		
Low-e Windows/ Energy Efficient Doors	Heat stays in during winter and out during summer.	✓	✓	✓		✓		
Water Efficient Plumbing Fixtures	Saves water and money.	✓		✓		✓		
High Efficiency Heating, Cooling & Geothermal	Properly sized, zoned and tested heating and cooling systems, with ducts seals, upgraded filters and whole house fresh air systems.	✓	✓	✓	✓	✓		
Tankless Water Heater	Hot water when you want it, for as long as you want it.	✓	✓	✓	✓	✓		
Energy Star Lights and Appliances	Conserves energy and saves money.			✓		✓		
High Tech Amenities	Integrated programmable lighting, multisource/zone audio, fire, security, TV/phone/data.	✓		✓		✓		
Mold Prevention	Microbe Guard spray application prior to drywall to protect your home against mold problems (optional).	✓	✓		✓	✓		
Moisture Control Plan	Gutter/downspout drainage plan, interior/exterior foundation drainage plan, proper exterior flashing.	✓	✓	✓	✓	✓		
Low VOC	Carpet, pad, sealants, adhesives and paint with low or no VOCs means healthier indoor air.	✓	✓	✓	✓	✓		
Proper Ventilation	All fans and appliances are vented to the exterior of your home, incorporate timers, and allow fresh air in.	✓	✓	✓	✓	✓		
Radon Ready	Radon Ready venting is installed under all basement slabs.	✓			✓	✓		



Comparing Construction Quotes

When building a custom home, there are many variables that make up your price. Each home builder will price your project a bit differently. In order to help you make the best decision when choosing your builder, we've created this guide to help you break out all of the potential pricing considerations in order to accurately compare builder quotes. Ask any other builders that you're considering to break down their pricing to reflect the items listed below. This will prevent confusion and enable you to make the best choice of builder for your project.

TASK	BACKGROUND	Hibbs Homes	Builder 1	Builder 2
Architect	Plans drawn for permitting, budgeting and construction			
Permit Fees	Municipality fees to pay for plan review, inspections and infrastructure	✓		
Demolition	Existing home to be cleared for new home, including utilities	✓		
Survey/Civil Engineer	Topographic survey of current property and civil site plan for permitting	✓		
Site Improvement	Clearing of trees, grading, retaining walls, required rock	✓		
Site Prep	Special safety and siltation control required for construction	✓		
Earthwork	Excavation, hauling dirt, grading, backfill, soil inspection	✓		
Foundation	Footings and walls, egress windows and window wells where needed	✓		
Waterproofing	40 mil or lifetime foundation walls, drain tile, water guides, sump bucket/pump	✓		
Pest Control	Termite spray application prior to pouring concrete, Pest Shield pet control	✓		
Structural Steel	Steel per Construction Documents	✓		
Materials	Lumber for framing and millwork for interior trim	✓		
Carpentry	Rough framing per our high-performance specs and interior trim	✓		
Windows/Doors	Windows and exterior doors per plan and properly flashed	✓		
Utility Connections	Electric, sewer, water, cable connections to the house	✓		
Mechanicals	HVAC, plumbing, electric, low volt, home automation inside the house	✓		
Insulation/Drywall	High performance insulation package prior to drywall	✓		
Exterior Façade/Roof	Brick, stone, siding, fascia/soffit, gutters/downspouts, special trim details	✓		
Concrete Flatwork	Driveway, walks, patios, per site plan	✓		
Finish Selections	Stairs, cabinets, tops, lights, flooring, plumbing, fireplace, appliances, garage door/opener, mirrors, shower doors, shelving, bath accessories	✓		
Landscape	Final grade, seed/straw or sod, plants/bushes, irrigation, lighting	✓		
Miscellaneous	Cleaning and labor costs, temporary utilities, dumpster, porta-potty, warranty	✓		