

HAGOOD | HOMES



The Hagood Difference...



ABOUT



Steeped in a lineage of craftsmanship, design, and custom construction, homebuilding is who we are. The first Hagood home was built in 1842 in South Carolina's low country. It's distinctive flare and artistry has withstood the test of time, and it remains a centerpiece in low country historical architecture today.

*This is the foundation we continue to build on,
one of quality construction and superior design.*

We're driven to; it's in our blood.

We are known for being easy to work with and have a reputation of quality built homes. Such a track record has helped Hagood earn a number of prestigious awards, including the Parade of Homes Gold Award multiple years. With over 25 years of building expertise and crafting over 1,500 homes in the coastal Carolinas, Hagood Homes has built a reputation as solid as our footings.

CHARACTER

Hagood's homes have a distinctive character that you don't find with other builders. Each time you walk into a Hagood home, you unmistakably know it is a Hagood home, yet each one is different. Some of our design examples that give Hagood homes their character are:

- Signature drop zone
- Double stud pocket windows
- 6-foot windows for ample natural light. Our homes have an average of 30% more windows than other builders.
- Heavy millwork
- Pediment details over main windows
- Wainscoting or shiplap in two rooms
- 10-foot ceilings for an open, airy feel
- 8-foot doors throughout first floor (*included in Compass Pointe, St. James Plantation, RiverSea Plantation and the Estate Collection*)



Features vary per collection



DESIGN PERSONALIZATION

Our custom home design service helps dreamers turn their concepts into homes that are uniquely theirs. From winding staircases to handcrafted built-ins to custom pools and patios, Hagood Homes' design services bring unique features to life to create timeless and one-of-a-kind homes for our clients. Our design team brings inspiration and experience and then manages the details to ensure your project stays on point.

Known as the builder that can “make it happen,” we personalize our homes to fit the needs of our clients. We also offer the following design consultations to customize features that fit your style:

- Design consultation with kitchen designer
- Design consultation with landscape designer
- Outdoor living space design consultation
- Closet design consultation for owners' retreat
- Electrical plan review with electrician
- Low voltage/smart home consultation
- Lighting consultation

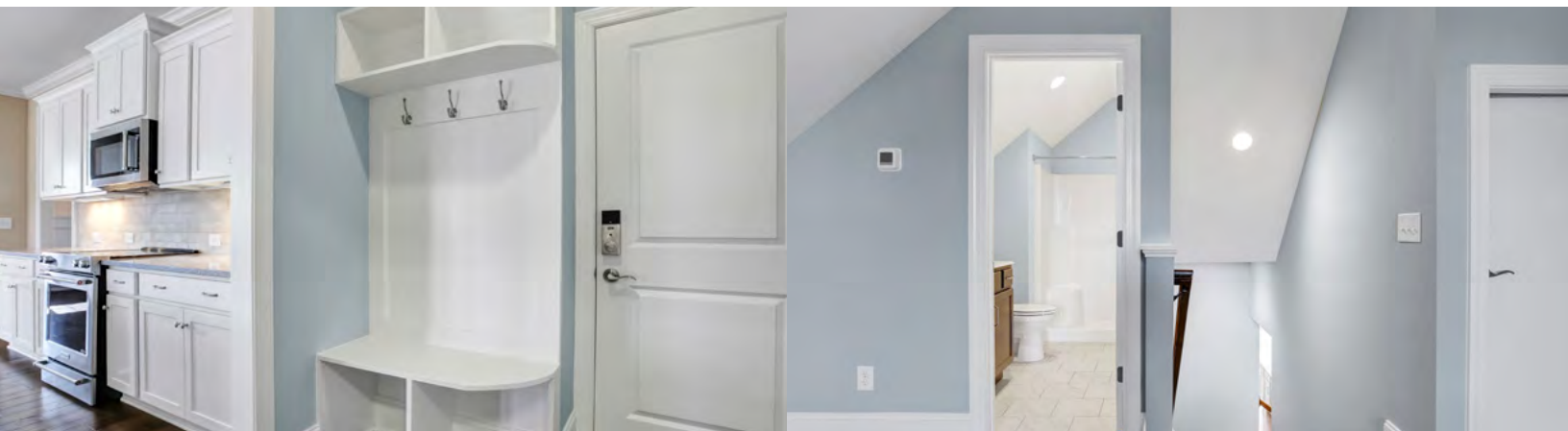


EFFICIENT & EFFECTIVE USE OF SPACE

In addition to an effortless flow, each Hagood home maximizes space with efficient and effective use of square footage. There is no wasted space in our homes. We ensure that every square foot is designed brighter, smarter and more usable.

Here are just a few of the ways that we are maximizing space in our homes:

- Open floorplan of common areas, including kitchen living and dining areas
- Unnecessary walls and halls are eliminated to maximize space
- Strategically located and designed drop zone in every home help with organization
- Custom pantry shelving maximizes space for storage
- Custom kitchen cabinetry provides ample space for cookware
- Built-out attics provide maximum use of second-story space and easy access to storage



AGING-IN-PLACE

We want homeowners to build their own legacy in a Hagood home. With each custom home design, we envision a space that you can and will want to live in for many years. Our homes offer features that make aging in place possible. Some examples of our aging-in-place design features include:

- Spacious, open floor plans for optimal mobility
- Master-on-main plan options
- Oversized suites and master baths
- Zero-step entry into shower
- Footings 50% (12-inches) wider than N.C. building code (8-inches) to reduce maintenance issues and improve overall structural soundness
- Energy efficient features that result in reduced monthly expenses to ensure maximal savings year after year
- Walk-in attic storage for easy access
- Wide interior doors in main living area
- 6-foot windows for natural lighting to reduce eye strain
- Solid maple quality cabinets with full extension dovetail drawers, soft-close drawers and soft-close doors for easy use
- Motion-activated lights in pantry
- 8-foot-deep porch; other builders commonly feature 6-foot deep porches or smaller
- Screened-in and covered rear patio and outdoor living areas



ENERGY CONSCIOUS

Hagood homes are designed to measurably improve energy efficiency. Our homes' National Energy Rating (HERS INDEX) is on average 45% better than the average new home built in the United States. Plus, many of our homes are ecoSelect Certified. Through this program prospective buyers receive a copy of the home's energy report to verify its energy efficiency.

Some examples of our energy-conscious features include:

- Programmable thermostats
- Insulated, raised brick foundation
- High-efficiency HVAC
- Energy-efficient lighting with all LED bulbs
- Reduced water usage
- Advanced air sealing (dramatically diminishes airflow, as well as dust and pollen, from the outside entering into your home)
- Full encapsulation of home using open cell spray foam
- All homes built to HERO code guidelines, a 72-item checklist that is regulated by an independent third party, consisting of 3 certification inspections
- Triple-pane windows
- Advanced framing techniques, including but not limited to California corners, ladder "T"s, and insulated headers over all doors and windows

In 2017 we began using MPI spray foam insulation. The U.S. Department of Energy estimates this type of insulation offers up to 40% savings on heating and cooling costs. With an average HERS index score of 60, this non-toxic insulation lessens your carbon footprint by reducing your homes energy consumption.



OVERSIZED GARAGES

The oversized garages featured in our homes provides ample space for cars, golf carts and other toys. There is plenty of room to walk in front of and behind parked cars. If desired, our oversized garages provide the option for custom cabinets or work benches for hobbies and crafts.

Our standard 10-foot ceilings make it possible to feature a larger garage door for enhanced curb appeal. Our 8-foot tall garage doors are a whole foot higher than the industry standard.

Our garage doors are also wider than those installed by other builders. While the industry standard is 7-feet wide for a single garage and 16-feet wide for a double, Hagood homes feature 8-feet and 18-feet wide garages.



ACCESSIBLE ATTICS

When you think of an attic, you may be picturing a dark, closed-in area of your house that you rarely visit. But at Hagood Homes, we embrace these hidden gems and have designed them to create greater space and more possibilities for your home.

Extra Space for Storage or Bonus Room Extension

We design the attic space in Hagood homes to be accessible and have walk-in capabilities. This means that you don't have to mess around with pull-down stairs or a clunky ladder. With our accessible attics, you can walk right in, which makes organization and mobility much easier. With the secure floors in our attics, you won't need to tiptoe around in fear that one wrong move will send you crashing through the ceiling of the room below.



Our attics are designed so that you could even finish them with drywall and the flooring of your choice to create additional livable square footage.

Improved Insulation

Hagood Homes recently began using Foamsulate™, a spray foam insulation, in many of our homes. Foamsulate™ is an alternative to traditional insulation and an effective choice for attics and crawl spaces. It creates a thermal envelope that reduces pockets of hot or cold air in attics and throughout homes. When this newer form of insulation is used, homeowners can benefit from an average reduction in energy costs of 40 percent. In addition to less energy use, many homeowners enjoy improved comfort and function in the attic, which is no longer unbearably cold or hot. Foamsulate™ also reduces outdoor allergens, pollutants and pests.

The attic temperature remains within a few degrees of the temperature of the rest of your house. Homeowners never have to worry about an unbearably hot or cold attic again!

INCLUDED EXTRAS

While other builders may consider them upgrades, Hagood Homes has many extras that come standard. Examples of included extras are:

CHARACTER

- Cove crown molding
- Coastal 4-1/4-inch trim around all windows and doors
- James Hardie siding
- 10-foot ceilings on first floor
- 7-inch baseboards throughout
- 8-foot front door
- 8-foot doors on entire first floor
- Architectural shingles with 30-year warranty
- Shiplap OR wainscoting in foyer, dining area and on back of island
- Custom pediment details over main windows and doors
- Zero-entry tiled shower in master bath with frameless shower doors

ENERGY CONSCIOUS

- Full house energy wrap
- Triple pane, Low E and Argon gas filled 6-foot windows
- Insulated slab foundation



- Energy-efficient lighting
- Spray foam insulation in attic and walls
- High Efficiency Residential Option (HERO) Certified Home
- Trane XR 15 SEER heat pump with fresh air intake

EFFICIENT AND EFFECTIVE USE OF SPACE

- Signature custom drop zone
- Built-in cabinets in family room
- Award winning designs

ACCESSIBLE ATTICS

- Walk-in attic access with full size door area for storage
- Engineered truss system for the most storage space possible

- Spray foam insulation that keeps attic only a few degrees different in temperature from conditioned space

OVERSIZED GARAGES

- 8-foot tall and 18-foot wide garage doors with keypad access and Bluetooth
- Garages, trimmed, painted with epoxy painted floor
- Ample space for cars and other toys
- Plenty of room to walk in front of and behind parked cars

AMPLE OUTDOOR LIVING

- Generous sized screened back porch
- 12-foot diameter patio off screened porch
- Rocking chair sized, 8-foot deep front porch
- Crushed shell finish on front and rear porches

INCLUDED EXTRAS

- Decora paddle switches
- Solid doors to bedrooms
- LED under counter lights
- Solid wood shelves with motion lighting in the pantry

- Bonus room with full bath
- Lighted LED mirrors in the master bath room
- Wood ventilated shelves in master bedroom
- 8-inch spread in Master bath room
- Landscape architect custom plan with irrigation and rain sensor
- 3 course, insulated, raised brick foundation on all sides
- 5-inch wide hard wood flooring all common areas
- 3 colors (walls) ceiling, trim and doors not included
- 2 floor outlets in great room
- Soft-close, dovetail, full-extension cabinet doors and drawers in all rooms
- Full overlay cabinets in kitchen
- 16 paint colors and 11 stain options for cabinets
- 42-inch wide fireplace
- Gutters with downspouts
- ecoSelect – third-party home inspection (HERS energy certificate) company that verifies yearly savings

Live Better...



H A G O O D | H O M E S
established 1996

Lumina Station, 1908 Eastwood Road, Suite 328, Wilmington, NC 28403
910.256.8284 | hagoodhomes.com