



# THE HALCYON HOMES EXPERIENCE

DESIGN-FORWARD. WORRY-FREE. BUILT TO LAST.

---

## From Dream to Doorstep — We Make It Simple

Building a new home shouldn't come with the usual headaches—uncertain budgets, shifting timelines, and endless choices. That's why we've reimagined the entire process to deliver clarity, confidence, and an experience you can actually enjoy.

At Halcyon Homes, we believe your home-building journey should be exciting, not exhausting. We guide you from early design concepts to move-in day, ensuring you feel informed, supported, and fully in control every step of the way.

With us, you get:

**One consistent team:** Design, drafting, and construction all in-house. No handoffs between disconnected parties, no miscommunications, no delays.

**Personal design support:** You'll be paired with an interior designer who helps you choose finishes and materials that reflect your style and budget.

**Clear communication:** You won't be left wondering where things stand. We use Buildertrend® software to keep every update, selection, document, and message in one place, so you always know exactly what's happening.

# BUILT BETTER: WHY HALCYON EXCEEDS INDUSTRY STANDARDS

Building a home should be more than achieving the basics – getting the permits, meeting minimum codes, handing over a house. Our approach is different. We include many premium systems as standard — systems that protect your home, your health, and your investment — so you don't have to pay later to upgrade.



## HERE ARE SOME OF THE STANDOUT FEATURES THAT SET US APART:

### ① Best-In-Class Basement Protection

#### **TripleSafe® Sump Pump System**

Unlike the single, basic pump many builders install, our standard system adds:

1. A  $\frac{3}{4}$  HP primary pump for everyday water control
2. A secondary  $\frac{3}{4}$  HP backup pump in case the first fails or overloads
3. A battery-powered pump to guard during power outages

This triple pump system ensures your basement stays dry — always.

### ② Roof Protection That Earns Trust

Our roofing system includes:

- More ice & water shield in all vulnerable areas
- A full synthetic underlay (not just a basic felt)
- High-performance shingles that resist wind and weather

Together, that means fewer leaks, less damage, and better resale confidence.

### ③ Watertight Inside & Out

#### **Schluter® Full Waterproofing System in All Wet Areas**

Every shower, bathroom, kitchen, laundry — we apply premium waterproof membranes that prevent moisture damage, mold, and tile cracking. It's a top-tier, industry-leading system that comes standard with your home.

### ④ Strength from the Curb Inward

#### **Reinforced Concrete Driveways**

We don't start with asphalt or cheap pavers—every home includes a broom-finished, steel-reinforced concrete driveway. It's clean, durable, and built to last, giving you long-term value and a stronger return on your investment.

### ⑤ Premium Exterior Protection

#### **James Hardie® Fiber Cement Siding**

- It's fire-resistant, moisture-resistant, insect-resistant, and won't warp or fade.
- Looks high end and low maintenance — a feature future buyers will notice.
- We use it by default — unlike many builders who offer it only as an upgrade.

### ⑥ Foundations That Go Above Code

#### **Reinforced Foundation Walls And Footings With Rebar**

Although not a code requirement, we include steel reinforcement to:

- Minimize cracking
- Prevent settling or shifting
- Increase structural strength and lifespan

#### **Radon Barrier Under the Basement Slab**

We install a gas-impermeable membrane below the basement floor to block radon — a known risk in our region. This protects indoor air quality and gives you peace of mind, avoiding costly retrofits later.

## WHY THIS MATTERS TO YOU

- **Less hassle, fewer surprises** — many costly repairs happen after a home is built. We build in protections now.
- **More time, better living** — spend your energy enjoying your home, not fixing it.
- **Better resale value** — smart buyers and inspectors recognize quality features.
- **Longer life** — your home has resilience built into it, not just a façade.