

# Your New Home Must-Have Checklist

## Building Your Dream Home with CMS Homes

Use this comprehensive checklist as you plan your new semi-custom home to ensure you don't miss any important features. Check off items as you make decisions with your builder.



### 1 Before You Build - Structural Must-Haves

*These features cannot be changed later, so decide on them before construction begins.*

#### FOUNDATION & BASEMENT

- Deep pour basement (9-foot walls vs. standard 8-foot)
- Basement plumbing rough-ins for future bathroom
- Structural support for potential future expansion
- Proper drainage and waterproofing systems

#### CEILING HEIGHTS

- 9-foot ceilings on main level
- 11-foot ceilings with transom windows (luxury option)
- Vaulted ceilings in specific rooms

#### INFRASTRUCTURE

- Additional electrical outlets throughout home
- Upgraded electrical panel (220V for future EV charging)
- Smart home pre-wiring
- Extra plumbing connections for outdoor kitchen
- Pre-plumbing for future spa or pool

## Room-by-Room Features

*Customize your interior spaces for daily comfort and convenience.*

### KITCHEN

- Walk-in or oversized pantry
- Custom pantry shelving
- Deep drawers for cookware
- Pull-out spice racks
- Pull-out trash/recycling bins
- Extra outlets for small appliances
- Under-cabinet lighting
- Kitchen island  
*Note preferred shape \_\_\_\_\_*
- Separate prep sink
- Breakfast bar seating  
*For \_\_\_\_ people*
- Custom cabinetry to ceiling
- Premium backsplash

### PRIMARY BEDROOM & BATH

- Adequate outlets for bedside lamps and charging
- Ceiling fan pre-wiring
- Window placement for natural morning light
- Walk-in closet with custom organization
- Soundproofing (if needed)
- Oversized walk-in shower
- Multiple shower heads
- Separate soaking tub
- Double vanities
- In-floor heating
- Linen closet or built-in storage
- Proper exhaust fan

### LIVING SPACES

- Open floor plan (kitchen/dining/living)
- Mudroom or drop zone
- Home office space
- Large laundry room
- Laundry room sink
- Laundry room folding counter
- Flex room or bonus space
- Storage throughout home

### ADDITIONAL BATHROOMS

- Electrical outlets near vanities
- Proper ventilation in all bathrooms
- Quality fixtures
- Towel storage
- Comfort-height toilets
- Grab bar reinforcement

### 3 Energy Efficiency Checklist

*Reduce monthly utility bills and increase home comfort.*

#### INSULATION

- High-quality insulation in walls, attic, and basement
- Insulated garage doors
- Properly sealed ductwork

#### LIGHTING

- LED lighting throughout home
- Energy Star certified fixtures

#### WINDOWS & HVAC

- Energy-efficient windows with Low-E coatings
- Right-sized HVAC equipment for square footage
- Programmable or smart thermostat
- Proper whole-home ventilation system
- Zoned temperature control (for larger homes)

### 4 Outdoor Living Essentials

*Make the most of Lincoln County's beautiful seasons.*

#### PORCHES & PATIOS

- Large covered front porch
- Statement columns
- Rear covered patio
- Outdoor kitchen rough-ins

- Ceiling fan pre-wiring
- Outdoor ambient lighting
- Outdoor safety lighting

#### OUTDOOR UTILITIES

- Multiple exterior electrical outlets
- Additional outdoor spigots
- Pre-plumbing for outdoor shower
- Pre-plumbing for pool or spa
- Gas line rough-in for grill
- Gas line rough-in for fire pit

#### GARAGE & STORAGE

- Three-car or oversized garage
- Workshop area
- Extra storage space
- Utility sink in garage
- Direct access to home
- Outlets for power tools & charging

## 5 Technology Infrastructure

*Future-proof your home with smart technology.*

### SMART HOME PRE-WIRING

- Whole-home speaker system pre-wiring
- Security camera wiring
- CAT6 Ethernet wiring to key rooms
- Doorbell camera wiring
- Smart thermostat compatibility
- Smart lighting control capability

### COMMUNICATION & ENTERTAINMENT

- Adequate cable/internet access points
- Media room pre-wiring
- Dedicated device charging stations

## 6 Safety & Security Items

*Build protection into your home from day one.*

### FIRE & CARBON MONOXIDE PROTECTION

- Smoke detectors in every bedroom
- Smoke detectors on every level
- Carbon monoxide detectors near sleeping areas
- Fire extinguisher in kitchen
- Fire extinguisher in garage
- Emergency escape plan developed

### HOME SECURITY

- Quality locks on all exterior doors
- Deadbolts on all exterior doors
- Smart lock capability
- Security system pre-wiring
- Motion-sensor exterior lighting
- Well-lit entryways
- Well-lit walkways

### GARAGE & STORAGE

- Three-car or oversized garage
- Workshop area
- Extra storage space
- Utility sink in garage
- Direct access to home
- Outlets for power tools and charging

## 7 Move-In Day Essentials

*Don't forget these practical items for your first day.*

- Cleaning supplies
- Toilet paper
- Paper towels
- Basic toolkit
- First-aid kit
- Batteries
- Bed linens and pillows
- Plates, cups, silverware
- Coffee maker
- Phone and device chargers

## 8 Settling In & Finishing Touches

*The essential details that transform a new house into a functional home.*

### FIRST WEEK ESSENTIALS

- Shower curtains
- Bath mats
- Towels and washcloths
- Basic pantry staples
- Refrigerator/freezer staples
- Trash cans and bags
- Laundry detergent and supplies
- Basic furniture for daily function
- Window coverings for privacy

### FIRST MONTH NICE-TO-HAVES

- Décor items to personalize your home
- Area rugs
- Additional furniture pieces
- Closet organization systems
- Yard care equipment

**BONUS**

## Large-Acre Property Considerations

*Building on 3+ acres? Don't forget these rural property must-haves.*

- Well water system and maintenance plan
- Septic system (properly sized)
- Driveway materials selection
- Driveway maintenance plan
- Propane tank placement
- Propane tank sizing
- Security lighting for larger property
- Riding mower or zero-turn mower
- Equipment storage building/area

# Ready to Start Building?

## The CMS Homes Advantage

**When you build with CMS Homes, you start with over 40 standard features that other builders consider upgrades:**

- ✓ Crown molding throughout
- ✓ Premium flooring options
- ✓ Energy-efficient windows and doors
- ✓ High-quality fixtures and hardware
- ✓ Professional landscape package
- ✓ Concrete driveways and walkways
- ✓ And much more!

We offer a streamlined **5-6 month timeline** that gets you into your dream home faster than you might think.



Our **Easy Build Program** means no construction loan needed— just one simple mortgage at closing.

## Your Dream Home Awaits!

At CMS Homes, we've been building elevated semi-custom homes in Lincoln County for over 20 years. Our experienced team will guide you through every decision, ensuring your new home has everything you need for years of happy living ahead.

Contact our sales team today for a **no-obligation conversation** and **free comprehensive estimate**.



### Visit Our Display Homes:

- 🕒 602 Schapers Court, Moscow Mills, MO 63362
- 📍 Open Mon–Sat from 11am–5pm, or by appointment (*closed on holidays*)

*Building elevated semi-custom homes in Lincoln County since 2003*