



## ACM HOMES *presents The Gracia Model*



**BUILDER:**  
Adam & John McGovern  
**816.217.3727**  
**ACMHomesLLC.com**

Adam McGovern and his brother, John, have had their hands in the building trade before they could even drive a car. One of their first creations as young boys was a unique and daring version of a treehouse, using wood scraps from their father's construction business. While it never fulfilled all of the requisite city code requirements, it proudly stood as a testament to their passion for creating homes that inspire tradition and a sense of family. That treehouse — and a few others just like it — are no longer around, but Adam and John continued to branch out in other areas over the ensuing years, taking their combined building, engineering and architectural skills to a whole new level with their company, ACM Homes, LLC. Based in Kansas City, Missouri, ACM Homes is currently building in Johnson Ridge in Smithville and in Presidential Park in North Kansas City, with eventual plans to build in the four corners of Kansas City.

As third generation builders, Adam and John know what it means to develop a business based upon quality, integrity and honesty. Their grandfather built multi-family and single family homes and their father started building single family homes in the 1980s. An appreciable amount of the brothers' education in the home building arena was

fashioned in their early years as they worked alongside their father's crews, learning and observing from every angle possible.

Today, Adam and John are continuing the family tradition and constructing homes that are not only visually and architecturally appealing, but are highly energy efficient as well, catering to the \$275,000 - \$500,00 price point. One of their popular models is the Gracia, a stunning reverse one-and-a-half story home that is just as appealing to the eyes as it is to the budget. Originally designed by the McGovern's father as a Mediterranean style villa, ACM Homes has maintained its overall ambiance but have taken it up a notch, not only in terms of aesthetic appeal, but also in terms of energy efficiency.

This current plan offers 1,752 square feet of living space on the main floor, accompanied by 1,364 square feet in the finished basement, which is optional. The home enjoys four bedrooms and three full bathrooms and boasts a wide range of upgraded amenities, including premium stain resistant carpet that can hold its color even under bleach spills.

While the home's physical beauty speaks for itself, it is the attention to detail within its very framework that truly sets it apart from the pack. With a keen focus on building technologies that allow for increased energy efficiency, ACM Homes has elevated its construction standards to a whole new level.

"The traditional style of construction involves a 2x4 stud width with a 3 1/2" wall width," explained Adam. "We use a 2x6 construction wall that is 5 1/2" wide, which ultimately saves the homeowner more money."

One of the main components in upgrading to greater energy efficiency is the choice ACM Homes has made with respect to insulation. Typical to the industry is R13 insulation, which is now the required minimum, but ACM Homes considers R23 insulation the standard for their homes.

"When exterior walls are insulated, the cavity between the studs is filled and the thickness of that insulation is limited by the width of the stud," noted John. "We have an extra two inches in all exterior walls just as a starting point, and on top of that we incorporate blown-in cellulose insulation. This type of insulation method helps to seal all of the small cracks that can exist in the envelope of the house, including the areas where corners meet and air can get in and out."

A strong focus is also placed upon the heating and cooling units in the homes.

"We use 95 1/2 percent efficient heating units and 14 SEER air conditioning units," said John.

This dedication to energy efficient measures can save an estimated 25% a year on energy costs, and the owners of ACM Homes are living proof to that end.

"We lived in one of these homes ourselves and can verify that projection by virtue of our own utility bills," emphasized Adam.

Setting a new standard for affordable energy efficiency in home construction, ACM Homes hopes to continue to set the foundation and push the standards in home building for years to come.

"Our passion is to help move the building industry along, changing the perspective on our current building practices," stated John.

And if it might seem that purchasing an energy efficient home like this might put a strain on the budget, the bottom line is quite surprising.

"Our price per square foot is competitive with other homes without these same features," noted Adam, referring to homes of similar size without the added energy measures incorporated.

After watching their father oversee a successful construction company and building more than 1,000 homes in his career, Adam and John hope to achieve a similar level of success, but with a decided twist.

"We want to do more than just build homes," stated Adam. "We want to build energy efficient homes at an economical price, setting a new standard for others to follow."



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visit them online at [acmhomesllc.com](http://acmhomesllc.com)**