

REASONS TO BUY NEW CONSTRUCTION

IT'S BRAND NEW. A used home likely has tired products that may soon need replacing. Your new home — and the products that comprise it — are brand-new and under warranty. What's the cost to replace a roof, appliances, countertops or a water heater on a used home? Those components of your new home feature the latest designs and building materials and should offer you years of comfort and enjoyment before needing replacement.

WARRANTIES. New homes come with state warranty that covers workmanship, materials, structure and mechanical systems as well as manufacturer's warranties on carpeting, heating and cooling systems, roofing materials and appliances.

ENERGY EFFICIENT. Today's new homes meet stringent energy standards and codes not in place in the past. They combine high-performance energy efficiency with state-of-the-art ventilation and air filtration. The result is year-round, draft-free comfort, higher indoor air quality and creates a consistently comfortable home without the "hot" or "cold" zones of some older homes. Improved insulation means new homes provide a quieter living environment.

LOW MAINTENANCE COSTS. Up to date technology in construction using today's building materials require little maintenance and virtually no care for many years.

SAFETY. State-of-the-art circuit breakers. Electric garage door openers with infrared beams that stop if a tricycle or child is too near. High-efficiency furnaces and air conditioners that use the latest environmentally-friendly coolants. Cabinets, carpets and paints that use fewer volatile organic compounds, so that you and your family can breathe easier.

FLOOR PLANS. New homes have improved designs to accommodate the way we live today. More windows, open space, closets and storage areas, numerous bathrooms and larger kitchens and garages help to create a sanctuary for everyone in the family to enjoy.

APPRECIATION. Most industry experts tend to agree that the first seven to eight years in the life of a home are the years with the greatest appreciation. It is during this time that a home has the most appeal to those looking for a used home. The demand for a "newer" home drives demand and results in higher values.

PASSIVE RADON SYSTEM. Radon mitigation is any process used to reduce radon gas concentrations in the breathing zones of occupied buildings. Mitigation of radon in the air is accomplished through ventilation, either collected below a concrete floor slab or membrane on the ground, or by increasing the air changes per hour in the building. A passive radon system is installed during construction with the option of converting to an active radon system in the future if desired or required.

