

ADVANTAGES TO BUYING A NEW HOME



By Matt Belcher, 2007 HBA President

Convinced that now is the time to buy a house? Why not get the most for your money and buy a brand new home? New homes have numerous advantages:

- **Low Maintenance Costs**

New homes come with everything new, which means fewer repairs on items such as appliances, carpet and siding.

- **Warranties**

There is usually a one-year warranty on workmanship and materials. Many builders also offer insurance-backed structural warranties for ten years.

- **Amenities**

New homes usually include built-in appliances, central air conditioning and heating systems, more electrical outlets and many more amenities.

- **Energy Efficiency**

New homes consume half as much energy as homes built prior to 1980. This benefits the environment, your health and your wallet.

- **Safety Features**

Better heating systems, built-in smoke detectors, and better electrical power and wiring systems all decrease the risk of fire in a new home.

- **Size**

On average, a home built today has 700 more square feet of living space than one built 20 years ago. This means more windows, closet space, spacious garages, larger kitchens and more bathrooms.

- **Light-Enhancing and Spacious Floor Plan Options**

New home buyers can choose from hundreds of floor plans to find a home that matches their lifestyle.

- **Choice of Interior and Exterior Finishing**

New home buyers can choose carpet colors, wallcoverings, paint colors, lighting fixtures, trees, shrubbery, etc.

- **Home-Site Selection**

Prospective buyers can choose a piece of land and build a house to suit their needs.

- **Value**

New homes have a longer life expectancy; therefore they have higher appraisal and more favorable resale values than older homes.