



**Quality, Affordable
Homes Since
1988**

Why Buy a NEW Home???

Buyers Can Customize the Home to Suit Them

Buyers can choose the style of home, design, colors, flooring, kitchen, upgrades, number of bedrooms and baths, and even the lot that the home is built on. Making changes to an existing home are costly and take a lot of time, not to mention the hassle of trying to do remodel and repair work on a home while you are living in it. Some changes are not practical and the buyer is stuck with something they don't like. No need to settle for something that you don't like. Buy a new home.

New Homes Are Safer and Healthier

New homes do not have lead paint and have low or no lead water supply plumbing. They have egress windows in the bedrooms and basement to provide an exit in the case of an emergency. The wiring is safer with GFI outlets in basements, garages, kitchens, baths, and on the exterior of the home to reduce the risk of electrocution. All outlets are tamper proof so it is more difficult for a child to put something into them. Stairways have railings to lower the chance of falls. Townhomes are built with firewalls separating the units and sprinkler systems to put a fire out early. All homes are built with smoke detectors on each floor and in every bedroom. These smoke detectors are hardwired to the electric wiring, have battery backup and are interconnected. If one is set off they all go off to help insure that everyone will hear and have a much better chance of getting out of the home alive. New homes have Carbon Monoxide detectors to detect this poison that is often otherwise unnoticed. Newer garage door openers have sensors to help prevent the garage door from coming down on children or obstacles that are underneath them. New homes have less chance of water intrusion and bath exhaust fans to get moisture out. This lessens the chance of mold. New homes are less likely to have rodent or termite infestation.

New Homes Have Less Maintenance

Everything is new. Buyers don't have to worry about spending thousands of dollars to replace that heating system that just quit or the roof that started to leak. Flooring and painting doesn't need updated. New homes are built with materials that require less maintenance especially on the exterior of the home. There is very little wood to rot. Much less painting is needed with vinyl siding and aluminum or composite trim. In most cases the initial savings on the purchase price of an existing home doesn't cover the additional repairs and replacement cost that many homeowners will spend even if the home is only 10 years old. Many major components of the home have a life span of less than 20 years. Just to replace the heating and air conditioning system, roof, flooring, and appliances would most likely cost well over \$20,000.

New Homes Are More Comfortable and Energy Efficient

New homes are built with more efficient lighting, water heaters, heating and air conditioning equipment and appliances. Gas furnaces are usually 95% efficient and heat pumps and air conditioning units have a minimum SEER of 13. Doors and windows have better weather stripping and are less drafty. Less drafts help keep a home more comfortable. Appliances, toilets and faucets use less water. House wrap is used around the exterior of the home to cut down on air infiltration. New homes are often tested to check that the home and ductwork is sealed to a high standard. New homes are usually insulated to a minimum R-30 in the basement, R-38 in the attic and R-21 in the exterior walls. This is a higher level than even just a few years ago. Overall new homes can save a substantial amount of energy. The cost of energy is expected to only increase over the next many years. People shop for a car with better gas mileage. It only makes sense to shop for a more energy efficient home.

New Homes Are Often In New Communities

New home communities are designed and planned out more than in years past. It is common to have street lights and sidewalks. Streets have safer intersections, turns, and hills. Storm water is calculated, piped and controlled to greatly reduce the chances of flooding. Some buyers of existing homes have found themselves paying to connect to new water or sewer lines. Some have been required to pay to replace the public sidewalk in front of their home. Phone, cable and telephone lines are installed unseen underground. All the homes recently built in the community are newer too. You shouldn't find run down homes in a new community.

We live in a day and age where a consumer's choices are abundant and that includes their choice of a home. New homes provide a buyer with safety features, healthy living, low maintenance, comfort and the added benefit of being energy efficient. With all of these amenities in addition to a lower overall cost of ownership (in most cases), what would keep you from buying a new home?

"Building quality homes at affordable prices is what we DO ~ Caring about the needs of people is who we ARE."

Patrick Kreiser
Kreiser Construction

