



Selecting a Builder Isn't Difficult When You Consider What's Standard

FACTORS TO CONSIDER

- Do the windows have Low E tint and Argon gas between the double pane glass? If the windows are only thermopane, you are only getting 50% of the energy savings of Low E Argon gas windows. The majority of builders use only thermopane windows.
- What is the weight of the carpet? Oak Hill provides, as standard, 65 oz. carpet. Also standard, is 8 lb. 1/2" carpet pad. Most builders provide a 6 lb. pad and 28 to 42 oz. carpet. Statements such as 5-year or 10 year wear don't provide a complete description of quality of what you get. The weight of the pad and carpet determine the wear of the carpet. The lower the weight, the quicker you have to replace your carpet. In some homes, this happens in four to six years.
- Is the furnace 90+% fuel efficient or 80% efficient? Older homes have 65% efficient furnaces. What this means is that in a 65% efficient furnace, 35% of the gas you pay for is wasted and not being used to heat the home. Most builders offer an 80% furnace as standard, whereas Oak Hill provides 90+% efficient furnaces. The lower the efficiency, the higher your gas bill.
- What efficiency is the air conditioner? 10 seer is better than 8 seer. But 13 or 14 seer will save you 25-35% on your electric bill over a 10 seer air conditioner.
- What is the warranty for the home? Many offer one year - some offer two years - Oak Hill provides a 10-year structural warranty and a two-year mechanical warranty (plumbing and electrical), plus a 5-year heating and cooling warranty. Automobiles have a 5-year warranty. Homes cost considerably more than autos.
- Is the home built with 2" x 6" outer walls or the more common 2" x 4" walls? 2" x 6" walls provide a structurally stronger home, plus the larger wall cavity allows for 50% more insulation in the walls. This means lower heating and cooling utility bills.
- Are the foundation walls just damp proofed, which is sprayed on asphalt or are they waterproofed with a rubber wall product? After your basement is flooded, it's a little late to evaluate the difference.
- Are the basement walls structurally strengthened with rebar or steel rods in the foundation walls? Most builders only furnish a 1-year warranty. We provide a 10-year warranty, based on the rebar in the foundation.
- Is any part of the framing of the home going to be built with OSB particle board? Quality homes are built with plywood. If you don't ask, chances are you will get OSB instead of plywood. Some use plywood for the roof or floor, but the walls are usually OSB.
- Are the foundation walls insulated? 10% to 20% of the homes heat is lost through the foundation walls. This is especially important if you are considering finishing your lower level.
- When you factor in the furnace efficiency - Windows with Low E tint and Argon gas - the R-value of your wall and ceiling insulation (the higher the R-value, the higher the insulation value). These factors can make a \$100 to \$200 difference in your monthly utility bills. If you used this money for your mortgage, you could purchase a home up to a \$40,000 higher quality home.



- Sound insulated interior walls and ceilings are rarely thought about until you are in your home and radio and bathroom noise is transmitted through the entire home.
- Surge protector on your main electrical panel. The homes of today have thousands of dollars in faxes, modems, television, computer and sound systems. Doesn't it make sense to protect your investment at the main electrical panel?
- After the home is built, you have to clean it. Doesn't it make sense to utilize a central vacuum system with three times the vacuum power of a portable vacuum, which does not blow the dust, germs and allergens back in to the air being cleaned. To cut the lawn, we have progressed from a push mower to a power mower and now a riding mower, yet in the home we are still using the rage of 1916 - a portable vacuum.
- Providing the home with clean air - Dual ultraviolet photo-catalytic bulbs are installed in each furnace that sterilizes the air as it circulates in the home killing allergens, mold spores, germs, viruses and neutralizes cooking odors. This, combined with our 5" media furnace dust filter, provides your home with clean air being circulated in the home.
- Aroseal duct sealing - Does your builder provide Aroseal duct sealing as a standard feature? Aroseal duct sealing will reduce heating and cooling costs by as much as 20% to 40% and make your home cleaner and more comfortable. Customers have saved up to \$300/year on their energy bills with each furnace. If energy costs go up, you will save even more.
Aroseal results: The sum of the gaps, openings, and imperfections in the ducts of the homes we have sealed have averaged about 960 CFM of duct leakage, the equivalent of a single 14" hole in their ductwork. After sealing, total leakage was reduced to 99CFM, or about a 90% reduction in leakage. A typical home's duct leakage, when added together, equals a hole the size of a 14" pizza. Think of all of the heated and cooled air that's lost from a hole this size.
- What am I purchasing? When viewing model homes, be sure to confirm what's standard in the home and what is an upgrade. Pay attention structurally, not just cosmetically. We have found that most people know more about the autos they purchase than their home.
- Finding the perfect model - Let the builder know what you are looking for. They can't help you unless you assist them as to your needs and what you would like in your new home. A good builder can compile features from various models to build what you are looking for, or our architect can design a totally custom home for you.
- Price or value? There are many factors to consider when purchasing a home - Price is obviously important, but the key to intelligent home buying is getting a value, not just a price. Buy wisely or you will pay much more in the years to come. A home is a long term investment.

We would like to invite you to call us for an appointment to discuss your new home needs, at no further obligation, at our Naperville Ashbury model @ 630-904-6900.