

Things To Consider When Choosing A New Home

Up-front Choices

New homes offer the greatest choices and flexibility in design and construction. The most cost-effective time to incorporate such choices as more insulation, tighter construction, high-performance windows and proper flow of conditioned air is when the home is being built. After the home is completed, fixing problems in these areas is much more costly.

- For example, rooms above garages are common areas for comfort complaints. At time of construction, the changes needed to ensure comfort might add \$500–1,500 to the price of the home (\$3–10 on your monthly mortgage payment). In contrast, making these changes to an existing home might well cost \$5,000 to \$10,000.



New Home Choices Have Lasting Effects

Decisions made as your new home is designed and built will have long-lasting effects. Beyond the direct benefits for you and future owners, your high-performing home will also provide valuable benefits for



future generations and the environment as a whole. Lower home energy use means:

- Less need for new power plants, electric transmission and gas supply lines;
- Preserving limited supplies of coal and natural gas for our children and grandchildren; and
- Less air pollution and fewer “greenhouse gas” emissions.

Building Codes and Performance

Building codes do not guarantee that a home will perform well. Codes set only minimum standards for various parts of the home. New homes can “meet code” yet still have problems with comfort, indoor air quality, durability and energy use.

Beyond meeting all code requirements, a high-performing home incorporates whole-house design approaches, quality components, higher levels of craftsmanship, and careful inspection and testing.

To learn more, ask your builder and check the fact sheets available through the organizations that provided this brochure. These fact sheets provide details about your choices in the areas of insulation, windows, foundations, indoor air quality and much more. You can also find the fact sheets and more information at www.ColoradoNewHomeChoices.org.