

DYNASTY

— HOMES —



WHY BUY A NEW HOME

Should I buy a new home or used home? It is a question that confronts many home buyers. There are several advantages of purchasing a new home. A new home today in Des Moines built by a quality home builder, like Dynasty Homes, has better components, materials and construction practices. New homes have never been more attractive as they require less maintenance, are safer, healthier and more environmentally friendly. This document outlines some of the advantages of purchasing or building a new home. Interested in learning more about building? Please see our other articles on our website such as Finding the Right Lot, Finding the Right Floor Plan or Understanding the Building Process.

Our move in ready homes are available in a variety of styles, designs and floor plan types to meet your lifestyle needs. Our new homes typically offer open floor plans with some of the most desired amenities. We are actively building ranch, two story and 1.5 story floor plans in many styles. When you build a new home, you pick the floor plan and finishes that you want from the beginning. You get to choose the community, neighborhood and home site that appeal to you and your lifestyle.

New construction tends to offer larger and brighter homes with loads of natural light. Sometimes it's the little things like setting up your electronics and media the way you want to enjoy them or just reduce your energy bills with a more efficient heating and cooling system that make a new home more desirable.

Better Built

New homes benefit from continued advances in construction materials and practices. Structural hangers and fasteners combined with engineered wood products are used to frame new homes. Energy efficient windows and doors are installed with flashing and sealing to ensure they remain water tight. Vapor barriers manage how water/air can move from inside to outside and vice versa and now create a tighter seal.

Better Materials

Another key factor in making better homes today is the materials from which they are made. Technology has advanced; materials are lighter and stronger. From engineered floor joists that make stronger and less squeaky floors to roof trusses that ensure the most complicated roof is constructed correctly.

Safety

Older homes can become hazardous if they were not properly maintained and sometimes even proper maintenance cannot detect the things that are happening behind the walls. All new homes are built to meet stringent building codes that are constantly updating. These codes are designed to promote safety and health. Some safety features include modern fire retardants in materials, hard wired smoke and carbon monoxide detectors, etc...

Energy Efficiency

The most noticeable difference between an older home and a new home is energy efficiency. Studies show that new homes are considerably more efficient than older homes. The Home Energy Rating System (HERS) Index is the industry standard by which a home's energy efficiency is measured. It's also the nationally recognized system for inspecting, testing and calculating a home's energy performance. Newly constructed homes can sometimes reduce energy costs by as much as 20% or more.

Healthier

Older homes, at best, offer air quality that compares with the outdoors, including all the allergens, smog and other by-products of our modern lifestyle. At the worst, indoor air in older homes can contain dust, mold, out-gasses, and even back drafts or negative air pressure. Today's homes are tightly sealed with controlled airflow. The homes HVAC system clean the air and reduce the chance of carbon monoxide seeping inside.

Latest Technology

Even though wireless technology has advanced, there is still a big benefit to adding technology into the walls during construction. Wired systems let you interconnect all your tech at faster speeds and with more capabilities. Further smart technology allows you to automate many functions inside the home.

Less Maintenance

Buying a new home means you won't be surprised with unexpected maintenance and repair issues. It won't require remodeling to make the finishes match your style and only a new home comes with a New Home Warranty. If something does go wrong, you have peace of mind that it is covered during the warranty period. Maintaining a new home will naturally take less time. You will have a brand new yard, fresh landscaping and very little to do.

Some of the common concerns in a resale that can be expensive to replace include:

- Heating and Air Conditioning
- Water Heater
- Floor/Carpeting/Tile/Hardwood Floor Refinish
- Roof
- Exterior Painting
- Interior Painting
- Bathroom or Kitchen Remodels

Just like a Car, you get the New Home Smell

With a new home you do not need to settle for the previous owner's tastes, wear and tear etc. No one else have ever cooked in your kitchen, slept in your new bedroom, etc. This can be a rewarding experience to take care of something from the beginning and also a little less stressful if you are not worried about fix-ups, paint jobs, remodels, etc to fix up an older home.

Resale Value

You may plan to live in your next home for a long time, but at some point, families do sell their homes for a variety of reasons. These could include moving to a bigger home to accommodate a growing family, downsizing once your children or gone, moving across town or out of town for a new job etc...At that time your new home will be a resale, because of the same reasons listed above; a home constructed closer to the sale date is more desirable. Prices in new areas compared to earlier development areas tend to hold their value or appreciate as construction costs for surrounding new homes continues to rise with inflation.

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