



Mid-Shores Home Builders Association Inc.
Celebrating 15 Years! 1998-2013

New Homes – Focus on the Long-Term Performance

As we celebrate New Homes Month in April, it is important that we focus on the building structure and the long term performance of your home. It is appealing to walk through a new home and admire the design and style; however, it may be short-sighted to ignore the dwelling's structure and the long-term performance of the home. In many cases, it is difficult and expensive to change the building envelope or the exterior aspects of your home once constructed.

Let's take a look at these concepts:

Building Envelope

- Your Building Envelope (i.e. roof, wall, and basement) should provide a long-lasting, structurally-sound, and water-shedding system.
- There are many ways to produce these results; however, not all products and systems are created equally.
- Analyze how long the product has been on the market, longevity of the product, and what climate and conditions it will best perform.

Home Performance

- The Building Envelope of your home may be the most important part of your home in delivering the best results toward your energy efficiency goals.
- Whatever system or combined components you decide on, ensure that they will work well as a system. Some products may perform well individually; however, may not be created to work well with another product.
- Whether in remodeling or new home construction, air sealing and insulation in targeted high-energy loss areas will produce great results (i.e. roof, rim joist in basement, and channels from basement to roof).

Design & Layout

- Space planning is essential from the beginning – ensure the home's layout reflects your lifestyle.
- Consider Universal Design Components that help you stay in your home longer. Universal Design is focused on flexible design and features that cater to all ages and abilities.
- Wasted space is costly – plan how you are going to use your home before you build or remodel.

Focus on the roofing and wall systems that minimize energy loss, design elements that capture or control energy use, and home appliances that use less energy. New homes have their advantages.



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