

“7 Pitfalls to Avoid When Buying a New Home”

An Exclusive Report from Bayway Homes

www.BaywayHomes.com

Pitfall #1: Setting yourself up for high energy bills

A new home built today is required by law to meet stricter energy codes than homes built in the past when energy codes didn't exist or were much more lenient. Bayway Homes uses materials that are designed to exceed the strict limits to produce future savings for the owner. These savings can often be hundreds of dollars per year.

Low “E” glass, Radiant Barriers, Poly-foam around all windows, doors, and along ceiling and corner joints and an engineered 14 seer Amana Air Conditioning unit are all available or standard with Bayway Homes making our homes extremely energy efficient. Additionally, 30 “R” Blown fiberglass insulation in all flat ceilings, 19 “R” Batts in Coffered areas and 13 “R” Batts fiberglass insulation on exterior walls aid in keeping energy costs to a minimum. We also use ridge vents on roofs because they are the best venting system for residential homes. We use air hawks to assist venting when Ridge vents are not as efficient.

Pitfall #2: Financing your home through a lender who works slowly and charges high fees

By using our preferred lender, not only will you benefit from their expertise and their familiarity with the neighborhoods we sell in, we will help to pay some of your closing costs. This makes the process less expensive and easier for the new home owner. Our mortgage company and title company have years of experience working together. The loan/closing process is greatly simplified because of this close relationship. Both offices are staffed with exceptionally qualified personnel who are in-touch with the market and are able to offer the best available mortgage plan for your needs.

Pitfall #3: Buying a home that's constructed with inferior materials

Bayway Homes consistently upgrades our building materials in an effort to offer our customers the latest and best materials on the market. Code requirements are a measure

of minimum acceptable construction techniques and materials. Bayway Homes strives to exceed those requirements.

Pitfall #4: Settling for no appliances or sub-standard appliances

Appliance manufacturers introduce new models every year and homebuilders like Bayway are able to offer the latest state-of-the-art equipment at the time of completing a new home. And, because the homebuilder buys for his entire production of new homes, his purchasing power can reduce the cost to the buyer. Bayway Homes offers one of the best appliance packages on the market. G.E. standard gas appliances are efficient and inexpensive to use. Our customers have the option of gas utilities in the utility room as a standard feature.

Pitfall #5: Buying a home now that will lead to high maintenance bills later

A primary benefit of owning a Bayway Home is that they are low maintenance. New technology has made the homes of the 2000's virtually maintenance free, especially on the exterior. For example, no longer does the homeowner have to worry about painting every 3-5 years. Along with the many code inspections performed by city municipalities and others, Bayway Homes performs several self-imposed inspection of all aspects of the construction process to ensure that the homes are being built to our standards and that future maintenance issues will be kept to a minimum.

Pitfall #6: Inheriting the prior owner's bad tastes

With a new home, it's possible for the buyer to be the designer before moving in. You choose the carpet, wall coverings, paint color, light fixtures, window treatments, wood floors, crown molding, and more. This enables you to live with your personal selections instead of being restricted by the tastes of the previous owner.

Pitfall #7: Failing to get a warranty or getting a warranty from an unreliable source

Bayway home buyers are assured at least a one year warranty on the home itself and most likely five years on major appliances including air conditioning and heating systems.

Bayway Homes extends structural warranties to a full ten years, underwritten by Bonded Builder's Warranty Group. The most important warranty issue is that we are a Houston-based company with 12 + years of homebuilding experience. We are local and always available to address customers' warranty questions. Our construction managers are all highly-experienced builders. It is unlikely that you will have warranty issues due to that experience. However, if you do, Bayway Homes has the reputation of rapid response to customers' needs and concerns.

Bonus Pitfall: Purchasing a home with slopping finishing

Finish work is one of the most important parts of the building process. Poor quality craftsmanship in the finish process makes the home look cheap and exposes obvious faults in the construction. We ensure that your home has a professional touch by properly finishing all walls, corners, window reveals, counter tops, cabinets, trim and moldings.