

Home Buying GUIDE



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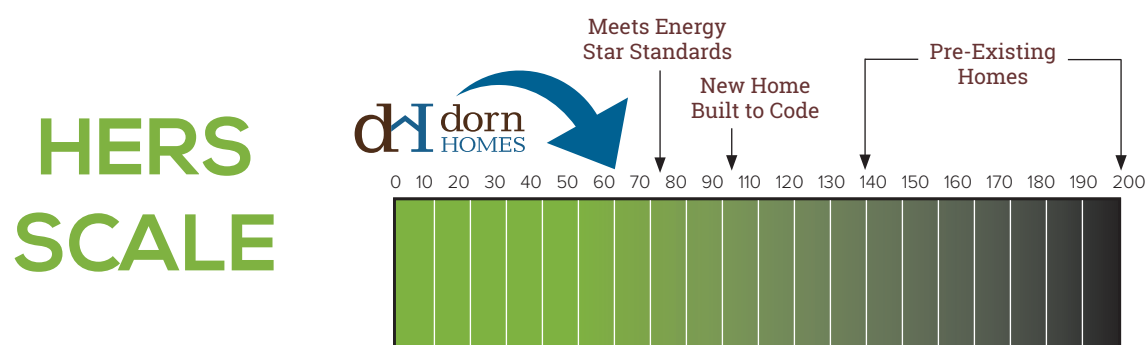
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5 Questions to Ask A Home Builder

1. What is the HERS score of the home? Is it tested and certified by a third party?

The HERS score is a standardized rating scale that works like MPG (Miles Per Gallon) for your car. This number will tell you exactly how energy efficient the home actually is. The lower the HERS score, the more energy efficient the home. The HERS score is a standardized number certified by a 3rd party efficiency expert. Be sure to ask if every home built is certified and assigned it's own HERS rating, many builders only certify a portion of the homes built.



At Dorn Homes, we bring in a 3rd party inspector to certify **EVERY** home. Usually our homes rate between 60 and 75 on the HERS scale, which means they are 25 – 40% more energy efficient than a new home built to code.

2. Do you have a design center?

Customizing your new home can be a wonderful experience. Ask each builder about the design center experience that is offered.

Dorn Homes has a state-of-the-art design center with a large variety of products to choose from. We are proud to offer the latest in home finishing products in a wide variety of materials, colors, finishes and styles so that you can express your own personal style. One of our experienced home design consultants will guide you through the process, helping you create the home of your dreams.



5 Questions to Ask **A Home Builder Continued...**

3. How many years have you been in business?

Experience speaks for itself. It is important to find a builder with a proven track record of building new homes and new home communities.



Dorn Homes has been in business for over 50 years, and has built single-family homes in over 30 communities throughout Arizona.

4. What type of warranty do you offer?

Most builders will offer some type of warranty with a new home. It is important that you know exactly what will be covered, and for how long. You should also ask if you will be working with the builder directly during the warranty period.

Dorn Homes is pleased to offer a limited new home warranty with every home we build. You will receive a copy of the complete warranty when you purchase your home, and we recommend you read the document carefully. While that document will outline the exact steps for you, should you need to take advantage of the warranty, we'd like to highlight some of the features that make our warranty process easier for homebuyers.

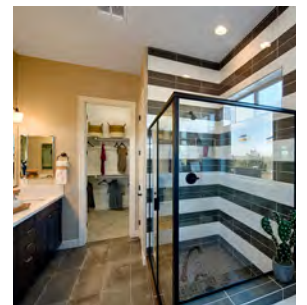
- Local Customer Care
- 24-7 Emergency Contact
- Online Warranty Portal
- Final Walk-Through
- 30-Day and 11-Month Visit
- Third-Party Extended Warranty
- Quick Response Time

5 Questions to Ask **A Home Builder Continued...**

5. What standard features are included in the advertised price?

When talking to potential homebuilders, be sure you know exactly what is included in the base price of the home. Make sure to take advantage of the included “Features Checklist” to help you during your home search.

Dorn Homes prides itself on building your home with many upgraded features that are included in the price of the home. We also offer personalized enhancements for our homes so that you can create your dream home around your desires and wishes.

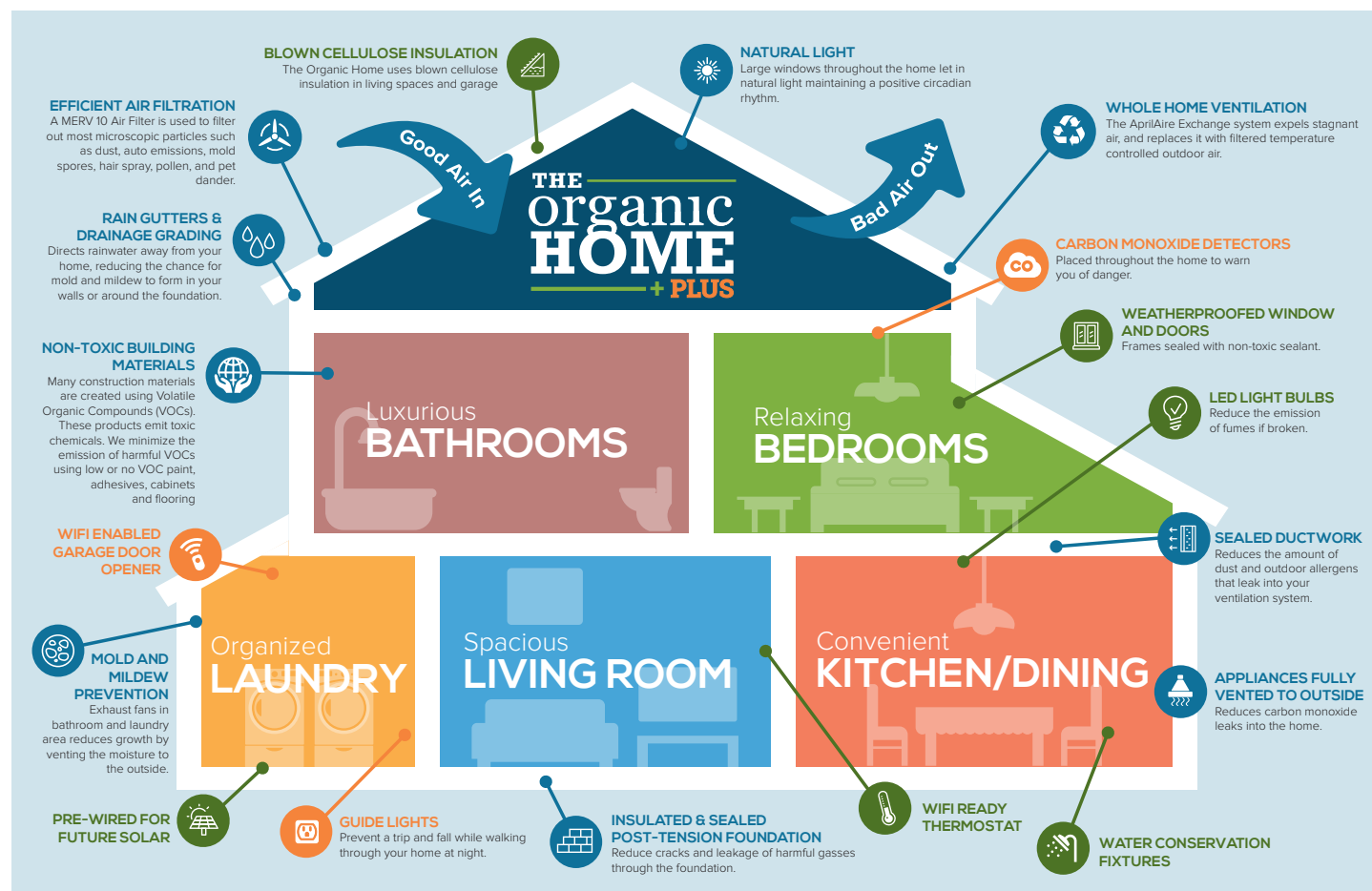


Included Features Checklist

		Builder #1	Builder #2
The Organic HomePlus™	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Science	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EPA-Indoor AirPLUS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Merv 10 Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low VOC Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low HERS Rating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy Star 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Home Warranty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smart Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design Center Personalized Experience	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architecturally Designed Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aprilaire Filtration System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Located in Master-Planned Community	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paver Driveway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Granite Countertops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

What Is A Healthy Home?

Healthy Homes contribute to a healthier living environment for your family. It is scary to think of all of the chemicals that are used in paints, carpeting, and furnishings. Ask your builder if they will use low VOC and carpeting when they build your home, reducing the harmful fumes in the air you breathe. Many energy efficient homes are tightly sealed, which is great to keep your energy bills low... but can trap these harmful fumes in your home. To keep air fresh and clean within these well-sealed homes, it is necessary to use a fresh air intake, which circulates clean air throughout the home so you can breathe better.



Dorn Homes believes that the air you breathe in your home should be clean and clear of dangerous chemicals and allergens. The Organic HomePlus™ combines Exclusive Building Science and state-of-the-art features that exceed the EPA Indoor Air Plus standards. This provides a safe and healthy indoor environment for you, your family, and your pets. Creating balance in life is important, so too in building your home. Using whole home ventilation systems, low or no VOC materials, and healthy home building techniques, Dorn Homes has pioneered a holistic system to create The Organic HomePlus™. We care about you, and offer you peace of mind knowing that your house was built *the way it should be*.

Energy Efficiency Checklist



Builder #1

Builder #2

HERS Score 60-75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy Star 3rd Party Certified - Every Home	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Blown Cellulose Insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smart Spaces & Venting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fresh Air Intake	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy Efficient Air Conditioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water Recirculation System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Infiltration Sealing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low VOC Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low-E Dual Pane Vinyl Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mastic Sealed Duct Work	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy Efficient Appliances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low or No VOC Paint, Flooring & Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



More people are buying Energy Star Certified Homes than ever! Buying an energy efficient home is not only good for the environment; it's great for your wallet too!

On average, homeowners with an energy efficient home can **save up to 30%** on their utility bills each month. According to the NAHB (National Home Builder's Association), many home shoppers are looking for features in homes that will improve air quality and a comfortable all year climate within the home.

Finding the Right Home Community

You have the perfect picture of your new home in your mind. I'm sure you have thought about every feature you want your new home to have, but have you thought about the features that you would like in your community? You will be able to find a community that offers a resort lifestyle with pools, full-service spas, golf courses, fitness centers and more! Or, you can choose a community with minimal amenities.

What Amenities are Available in New Communities?

Pool: Having a community pool is a wonderful alternative to a private pool.

Community pools are less busy than public pools, plus they are right in your neighborhood (possibly in walking distance). Private pools require regular maintenance and cleaning, which you do not have to worry about with a community pool.

Fitness Center: Many master-planned communities may have large fitness clubs, complete with weight rooms, bocci ball, tennis, and exercise classes. The only down side... you'll have no more excuses for not going to the gym!

Golf Courses: Arizona is considered the golf capital of the world, so it's no surprise that new home communities here have some great golf courses. There are many communities that have an on-site golf course, pro shop, and clubhouse. In most cases a membership to the Golf Club is optional, and not included in the HOA fees. Even if you don't play golf, the courses add to the beauty of the neighborhood.

Spa: Are you surprised? Yes, in many new communities have a spa that offers massages and more. Prescott Lakes communities all provide this great amenity.

Parks: Most master-planned communities offer parks and open spaces, often with a playground. Many also offer hiking and biking trails to enjoy the natural beauty of the area.

Location, Location, Location!!!

The location of the community you choose is just as important as the community itself. Are you looking for life in the city, or a place to escape and un-wind. There are wonderful small towns throughout Arizona and the United States that provide clean air, open spaces, and neighborly people. A small town offers a slower more relaxed pace, and less traffic than a larger city or suburb.

