

Home Buying GUIDE



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HOMES CO.

You'll be home soon.

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In a continuing effort to improve our product, Dorn Homes reserve the right to make changes or modifications to floor plans, specifications, materials, features and colors without notice. Window styles, availability, sizes and locations as well as ceiling heights and vaults and livable square footage will vary with choice of exterior elevations. All floor plan and lot square footages are approximate only. Total plan square footage calculations are from the outside of exterior walls and include interior partition walls. Optional features may be included at additional costs and are subject to construction cutoff dates. Lot premiums and HOA fees may apply. All maps, plans, landscaping and elevation renderings are artists' conceptions. Prices are subject to change without notice. Consult a Sales Associate for additional information. ROC 204135 5.19.15



5 Questions to ASK A HOMEBUILDER

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 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.

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.

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 43 years, and has built single-family homes in over 25 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 would be working with the builder directly during the warranty period.

At Dorn Homes we offer a 2/10 builders warranty. Unlike others, we employ full-time warranty specialists that are available to respond quickly to your concerns.

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:



	Dorn Homes	Builder #1	Builder #2
Building Science	Yes		
Low HERS Rating	Yes		
Post Tension Foundation	Yes, In most locations		
Smart Spaces & Drop Zones	Yes		
Walls of Glass	Yes, In certain models		
2-Color Designer Paint Scheme	Yes, In some locations		
Located in Master-Planned Communities	Yes		
Paver Driveway	Yes		
Granite Countertops	Yes		
Low VOC Carpet	Yes		
18" Ceramic Tile	Yes, In most locations		
NEST Learning Thermostat	Yes, In most locations		
Pull Out Kitchen Faucet	Yes		
Architecturally Designed Elevations	Yes		

Should you BUY GREEN?

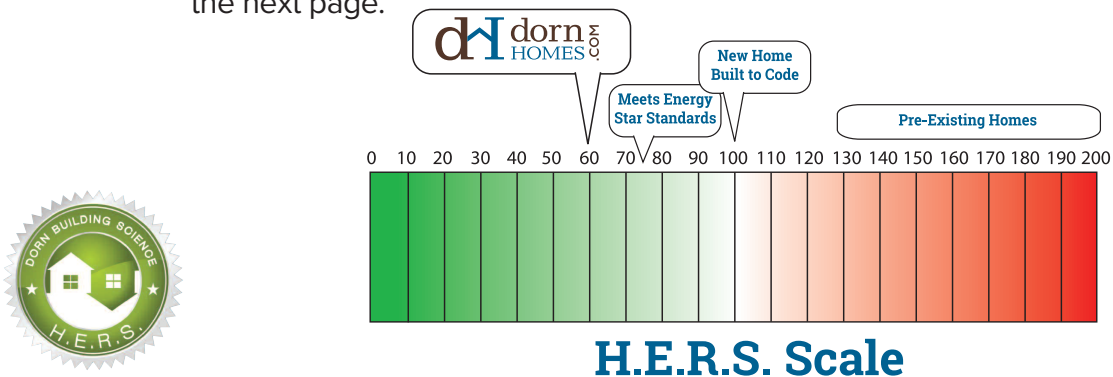
More people are buying Energy Star Certified Homes than ever! Buying an energy efficient home is not only good for the environment; it's great for your wallet too! On average, homeowners with an energy efficient home can save up to 30% on their utility bills each month. According to the NAHB (National 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.

Green Homes also 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.

The Home Efficiency Rating Scale

Finally, there is a standardized rating system for energy efficient homes. A "100" on the HERS scale is a home built to code today. It is like MPG, for your home. The lower the HERS score, the more energy efficient the home. For example, Dorn Homes feature a HERS score of 60-75, which translates into a 25 to 40% savings in energy usage, compared to home built to code.

When interviewing builders, ask about the specific features in the home that make it energy efficient. Take advantage of the Energy Efficiency Checklist included on the next page.



Energy Efficiency CHECKLIST:



	Dorn Homes	Builder #1	Builder #2
HERS Score 60-75	Yes		
Energy Star 3rd Party Certified	Yes		
Blown Cellulose Insulation	Yes		
Fresh Air Intake	Yes		
Energy Efficient Air Conditioner	Yes		
Hot Water Recirculation System	Yes		
Air Infiltration Sealing System	Yes		
Low VOC Carpet	Yes		
Low-E Dual Pane Vinyl Windows	Yes		
Mastic Sealed Duct Work	Yes		
Energy Efficient Appliances	Yes, In most locations		
Low VOC Paint	Yes		



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 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.