

New home construction benefits everyone

WHEN NEW homes are built in a community, the home building industry benefits. But home builders are only the tip of the iceberg. Countless individuals benefit throughout the local community and the entire country for every home that is built.

According to James S. Bonadeo, president of the Builders Association of Southeastern Michigan (BASM), a typical house contains more than 3,000 components. "If you take a simple item like a piece of wood, think about all the people who were responsible for getting it to your home," he explains.

Someone cuts the tree. A driver transports it to the mill, where a worker makes it into a building product. The finished product must be transported

(again) to a material distributor, who sells it to a builder or subcontractor, who installs it into the home.

"Now consider the long chain of people involved in all the 3,000 components," Bonadeo notes, "such as the people working in concrete, windows, nails, screws, appliances, carpeting, drywall, paint, insulation, roofing, bricks, and many other items. You will get an idea of how many people benefit just from the structure of the house."

BUT A HOUSE IS more than just a structure. It is also a collection of services. Bankers are employed to make loans on new homes, as well as existing homes which are sold when someone purchases a new home.

Appraisers are needed to determine the value of homes which are sold. Employees of title companies research the possibility of prior financial claims to properties. People in insurance companies sell and process homeowners, mortgage, and title policies.

The government employs many people who are affected by new home construction. Employees are needed to issue building permits and to perform code inspections to ensure that your home will be safe. In addition, property taxes are collected to fund schools, other local facilities and community services.

"If you consider the indirect employment from building a house, the impact increases even more," says

Bonadeo. Home buyers who buy new homes often purchase new furniture, draperies, appliances, lawnmowers and a wide variety of other items. Also many new home buyers change their route to work, which may necessitate the purchase of an automobile. All of these items are manufactured, transported, and sold, providing employment for numerous people.

Finally, new home owners provides a personal resource to their community. They may join the PTA, become members of the local community group, attend local sporting events and run for public office. "And when they do," Bonadeo concludes, "their personal contributions and commitments become essential to the community's growth and quality of life."

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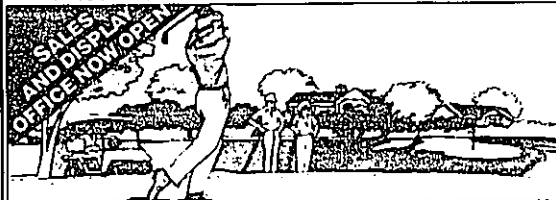
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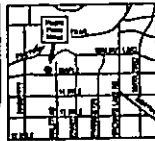


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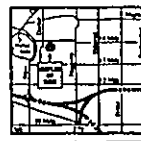


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