

# Avoid Buying New Home On Impulse...

A new home is probably the most important purchase you will ever make. Chances are it will cost more than anything else you ever buy and will influence your lifestyle for years to come.

But buying the right home isn't easy. Unless you are an expert, it can be difficult to evaluate construction and design — and even more difficult to judge the qualities of the community and the location of the house you are looking at.

The best advice is to avoid buying on impulse. Even if you are sure you have found your dream home, go back and check the less obvious details that affect durability and liveability of your new home.

To get the most from your home



buying dollar, the American Wood Council suggests you first study the overall town or neighborhood, then the immediate community before zeroing in on the house itself.

**FIND OUT AS MUCH** as you can about the area in which you wish to live. A tour of the neighborhood or development shows whether other houses in the area are attractive and well kept. Have trees and open spaces been preserved to create a good environment? Does local zoning or community master plan assure that this environment will be maintained?

Househunters should also consider the recreational facilities provided. Are there safe pedestrian paths for children to walk to school or bicycle on. Narrow, curving streets are often more attractive as well as safer in that traffic moves slower.

It is also important to find out what the local tax rate is since property or real estate taxes are a large portion of a homeowner's expense. Whether you have school-age children or not, the quality of the school system is an important consideration since a large share of the local tax dollar goes for schools. To help you evaluate the school system ask the local school superintendent about the per capita pupil expenditure, teacher/pupil ratio and teacher salary range.

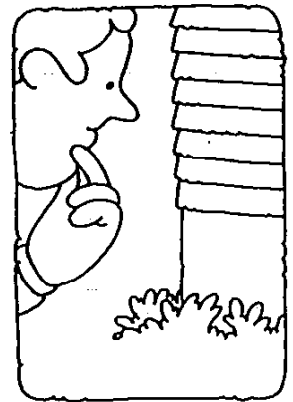
You will also want to find out how long it will take you to get to work and what transportation facilities exist. The best way to answer this question is a trial run during rush hours. Other items to check into are shopping facilities and community services. The local chamber of commerce can be a valuable source of information.

**THE OLD SAYING** — there's more to it than meets the eye — is especially meaningful. That is not to underestimate the importance of the appearance of the house. Whether traditional or contemporary, an attractive well-designed home is the first thing every buyer looks for.

But too many househunters search only for appearance. The American Wood Council suggests that you consider certain areas and value points that will help determine the comfort and durability of your house.

## FOUNDATION

Most foundation floors and walls are made of poured concrete. Smart househunters should check the basement to see if the concrete is even. If it is uneven or has broken corners, it may indicate faulty workmanship. If the foundation is cement block or stone, use a pocketknife to pick at the mortar. If it crumbles easily, it may be poor quality. If you



have doubts about the foundation after the inspection, call in an expert.

A relatively new development in foundations is the use of all-wood foundation systems combining pressure treated lumber and plywood that resists decay and insect attack. First developed in 1960, this advanced system has been used in many successful applications.

Wood foundations provide a number of construction advantages for builders. For homeowners, it offers a moisture-free basement, improved insulation and better year-round comfort. The wood-foundation basement is also more attractive and easier to convert to a finished room.

## WELCOME TO BIRMINGHAM-BLOOMFIELD AND BLOOMFIELD SQUARE!

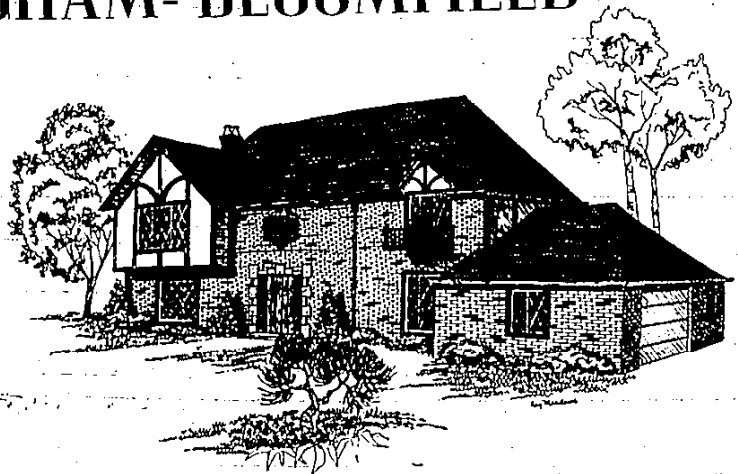
1½ Mile West of Telegraph on Quarton Road  
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COMPANY REALTORS PROUDLY PRESENTS:  
BLOOMFIELD SQUARE

"A totally unique development capitalizing in the natural beauty of the land! Bloomfield Square offers luxury single family residential homes featuring wide diversification and styling, priced from \$65,000.

Old England is brought to Bloomfield Square with the English Tudor elevation of the Vicksburg. The home features large windows, an additional gallery window and a balcony off the master bedroom. This magnificent home is set into the rolling hills of Bloomfield Square on a lot of your choice. This Ferguson Development features country atmosphere with all the conveniences of city living.

Entering the foyer of the Vicksburg, enhanced with a circular staircase, you see before you a large, exquisitely paneled family room complete with beamed cathedral ceiling, a hidden wet bar plus a tremendous, raised wood-burning fireplace. This home offers a complete free flow traffic pattern.

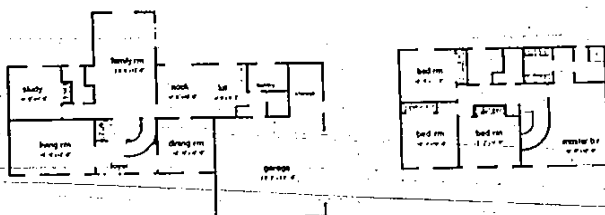


Home includes:

- 4 Bedrooms
- 2 Full baths
- 2 Half baths
- Dishwasher
- Disposal
- Self-cleaning oven and range
- Slate entry
- Wood roll-up garage door
- Finished garage with large storage area

- Sliding glass doorways in both family room and nook
- Wood thermo insulated windows and screens
- Full ceramic tile in baths (choice of color)
- Custom finished wood cabinets in kitchen
- Front and rear waterproof outlets

- Hood and exhaust fan in kitchen
- Quality paneling in den and family room
- Beamed ceiling in family room and hidden wet bar
- Walk-in linen closet
- Walk-in closet off master bedroom
- Special trim details in living room and dining room
- 5 Bedroom option



Any additional personal features you may desire are available. The floor plan may also be varied to your individual taste through our architectural assistance.

Development features city water and sewer, all underground utilities, paved roads, curb and gutter and enclosed storm sewer system.

For additional information contact:

## HOWARD T. KEATING COMPANY REALTORS

### 646-1234