

NEW HOME INC.COM

# NEW HOME HANDBOOK



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# ABOUT NHI

## WHO WE ARE & WHERE WE BUILD

When you're ready to build or buy a new home in Raleigh, you have a lot to consider. Quality, integrity, reliability, and ease of working together. As a new home builder in the Greater Raleigh area, New Home Inc. has a team of design and construction professionals with over 100 years of combined experience in the building industry.

The Research Triangle is one of the fastest-growing regions in the country—and for good reason. From a quality lifestyle to top-notch schools to a vast array of employment opportunities, the Raleigh-Durham area appeals to homebuyers at all levels: first-time homebuyers, growing families, and right-sizers.

New Home Inc. is building townhomes and single-family homes in our new home communities in the Greater Raleigh area. Wherever we build, you'll find future-proof homes that deliver the comfort, quality, and lasting value you deserve.



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# OUR PROCESS

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We have an efficient, precise homebuying process! Here's how it works:



## **STEP 1 | Search**

Choose a community.  
Browse our selection of homes.



## **STEP 2 | Tour & Choose OR Design Your Own**

Schedule your personal VIP tour.  
Choose a professionally designed home.



## **STEP 3 | Pre-Approval**

Get pre-approved with a mortgage professional.



## **STEP 4 | Closing & Move In**

Sign all the final paperwork to get the keys and move-in!



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# NEW VS. USED

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*There are pros and cons to building new or buying used.*

Nothing quite compares to a home that's been built just for you. A new home offers a host of benefits, including:

- **Style & design.** It's a universal truth that families today don't live the same way families lived even a year ago. Buying a new home gives you the freedom to make it reflect your family today and make it as unique as you are while ensuring the home is set to grow with you.
- **Warranties.** Unlike used homes, new homes – and the products within them – come with warranties. Also after buying a used home, they cost you thousands of dollars more with having to update old and broken systems. NHI homes are brand new and warranties are covered for 10 years giving you peace of mind.
- **State-of-the-art systems.** In a new home, plumbing, electric, heating & cooling are all state-of-the-art, fully warranted, and designed around efficiency and indoor air quality. See Healthy Home Features page for more information.
- **Improved energy efficiency.** Today's energy efficient practices are light years ahead of what was available even a few years ago. NHI homes feature ecoSelect elements, which affect everything from insulation to water usage to structural design and designed to deliver comfort while saving you money.
- **The surroundings.** You're not just choosing a house, but the neighborhood surrounding it. What's important to your lifestyle? Newer communities may have amenities, and convenient locations near everything you need.



# FUTURE PROOF HOMES

## HOMES THAT REFLECT WHAT MATTERS TO YOU

A lot of new home builders claim they are “cutting edge”. But at New Home Inc., we’re not just talking the talk; we’re walking the walk.

Our homes reflect today’s lifestyles. No more settling for or being restricted by outdated floor plans ever again. (When was the last time you used a formal dining room?)

By offering smart, healthy, new homes, we are focusing on how you actually live. The pandemic changed the way we think about and use our homes, so we’ve redesigned every square inch of our homes, reappropriating spaces for home offices, pocket offices, school stations for kids, even space for pets.





# WHAT'S BEHIND THE WALLS

## NEW

- 3 Engineered joists for added stability and quieter floors
- 4 12-inch side overhangs
- 6 Window flashing
- 13 16-inch on-center stud walls
- 17 Architectural shingles
- 18 Synthetic roof underlayment
- 20 Messy kitchen

## SMART

- 15 Smart thermostat
- 21 220 volt electrical Plug
- 22 Network panel and CAT 6 ethernet capabilities
- 23 Smart front door lock and handle set
- 24 Brilliant switch
- 25 Video doorbell

## HEALTHY

- 1 Low-E windows
- 2 Energy Program certified
- 5 Foil-backed roof sheathing/radiant barrier
- 7 Moisture-resistant material behind tile locations
- 8 Minimum SEER 14 HVAC
- 9 Sealed insulated ducts
- 10 Blown-in insulation over the garage
- 11 Up to MERV 16 whole-house filtration
- 12 3rd party inspections and testing
- 14 ENERGY STAR® stainless appliances
- 16 Water-efficient faucets and shower heads
- 19 Advanced framing and air sealing methods
- 26 Low VOC paint
- 27 100% LED lighting





# SMART HOME FEATURES

*We are building smarter homes by looking ahead, and drawing from our past. We're using our wealth of knowledge to innovate and meet the needs of today's families.*

## SMART HOME LIGHT SWITCH/PANEL

The Brilliant® Control Panel is the brain of our smart home. This hub makes it easy for everyone to access all available smart home tech. Each control panel can turn standard lights into smart lights, offers built-in Alexa voice control, and includes a built-in camera with microphone, speaker and motion sensor. Supplement the system by adding smart switches and smart plugs.

## SMART THERMOSTAT

The Ecobee Thermostat is an innovative thermostat that adapts to your schedule, helps save you energy and makes your home smarter. It uses location-based temperature control (geofencing), and can be controlled via smartphone or tablet, from anywhere. It is programmable, adjustable, adaptable, and seamlessly integrates with the rest of your New Home Inc. Smart Home components.

## VIDEO DOORBELL

The Amazon Ring Pro Video Doorbell delivers enhanced head-to-toe HD+ video, first of its kind 3D motion detection, and built-in Alexa greetings that answer the door for you. It integrates directly with the Brilliant control hub for seamless integration. You'll be able to see who is at the door comfortably & safely via the video stream integration.

## WHOLE HOME NETWORK PANEL

Your modem, router, and smart home components are tucked out of the way and organized in one central location with this whole home network panel. It houses a 110V outlet and all of the CAT 6 ethernet data lines run throughout the home for dedicated internet without the worry of Wi-Fi dead spots. Your data transfer capabilities are future-proofed.

## ELECTRIC VEHICLE CHARGING STATION ROUGH IN

Located in the garage, this stage 2 charging station comes with a built-in 220-volt charging plug for your current or soon-to-be electric vehicle. Enjoy fast charging from the comfort of your home. No aftermarket conversion needed.







# HEALTHY HOME FEATURES

*From cutting-edge construction techniques to thoughtful design elements, we have homebuilding down to a science. The result? We're saving energy while delivering better comfort, and a cleaner, healthier lifestyle.*

## **WHOLE HOME AIR FILTRATION WITH MERV-RATED FILTERS**

Air filtration is essential to a healthy home. The best whole-home air filter protects your HVAC system and improves its performance while reducing indoor pollutants and providing a healthier indoor environment. MERV rating assesses the effectiveness of air filters. The higher the MERV rating, the greater percentage of particles captured.

## **LOW VOC PAINT BY SHERWIN WILLIAMS**

Volatile organic compounds, or VOCs, are carbon-containing substances that easily become vapors or gasses. Their release is called off-gassing, and occurs over time, not just during application or drying. Some paints may emit VOCs that can serve as an irritant to people with allergies and breathing issues. Our homes feature low-VOC paints that help improve indoor air quality.

## **THE ENERGY PROGRAM**

Straightforward, proven, and flexible, this third-party certification program includes a checklist for HERS ratings, high performance building envelope, energy efficient lighting, high efficiency HVAC, reduced water usage, and advanced air sealing.

## **TECHSHIELD ROOF SHEATHING**

TechShield radiant barrier sheathing is an energy-saving enhancement. This cutting-edge technology reflects the sun's UV rays and keeps your home cooler, while saving energy and money. With TechShield on the roof deck, attics stay cooler, cooling loads are reduced, and energy consumption goes down.

## **WHOLE HOME MOISTURE WRAP**

House wrap is a breathable material that helps keep wind, water and moisture out, while allowing your home to breathe. It delivers weather protection, moisture management, and durability. It also helps improve energy efficiency by retaining heat and reducing drafts.





# NEW HOME FEATURES

*What makes a newly constructed home special is the quality and value it provides, from the functionality of the floorplan to what's behind the walls. Layers of innovative materials and unique features make your new home invaluable.*



Pocket Office / Delivery Center

## SMART DOOR DELIVERY CENTER

A heated and cooled space that makes package and grocery delivery worry-free. Perfect for contactless and secure home deliveries, too.

## POCKET OFFICES & FITNESS ROOMS

Since working, learning, and staying fit and healthy from home are here to stay, why not choose a home that offers a private workspace or work-out space.



Flexible Living Space

## CLUTTER-FREE DROP ZONES

We're including a dedicated space off the garage entry for shoes, jackets, backpacks, bags, and more, so that your everyday stuff doesn't wind up everywhere.

## TRUE FLEXIBLE LIVING SPACES

Our exclusive plans allocate home space that fits your family. Our flex rooms can be used however you need them: office, classroom, dining room, creative space, fitness room, etc.



Messy Kitchen

## MESSY KITCHENS

This unique room offers additional prep space, secondary dishwashers & wine fridges. It also helps keep your main kitchen countertops clutter free.

## RIGHT-SIZED KITCHEN ISLANDS

Enjoy being able to sit and eat while having a conversation with others with our exclusive three-sided islands. Also perfect for meal prepping, entertaining, and homework!

## ADJUSTABLE OWNER'S SUITE OPTIONS

Zero-entry shower? Spa bath? Two walk-in closets? Direct access to the laundry room? A sitting room? Done & done! Pick the layout that best fits your needs.



Outdoor Living Space

## PET SPACES

Our furry friends' accessories can be messy. So we've created areas tucked under the stairs for bed, toys, food etc. Plus, some plans have dedicated pet washing stations, too.

## OUTDOOR LIVING SPACES

Being able to spend time outdoors has never been more appreciated. You can extend your living area to the outside with our optional covered/screen porches, and exterior fireplaces.



# THE ENERGY PROGRAM

The Energy Program is designed to make homes more efficient, healthier and more comfortable through a combination of green building strategies, water conservation features and performance testing. Additionally, Energy Program qualified homes are inspected and tested by an approved third party.

Verification ensures that each home has met all prescribed features and requirements, and helps provide homeowners with peace of mind knowing that each home's energy efficient features were inspected by a trained and certified organization.

Our homes include many features designed to make you more comfortable while saving you money, including water-efficient fixtures, programmable thermostats, high performance HVAC, and energy efficient lighting.



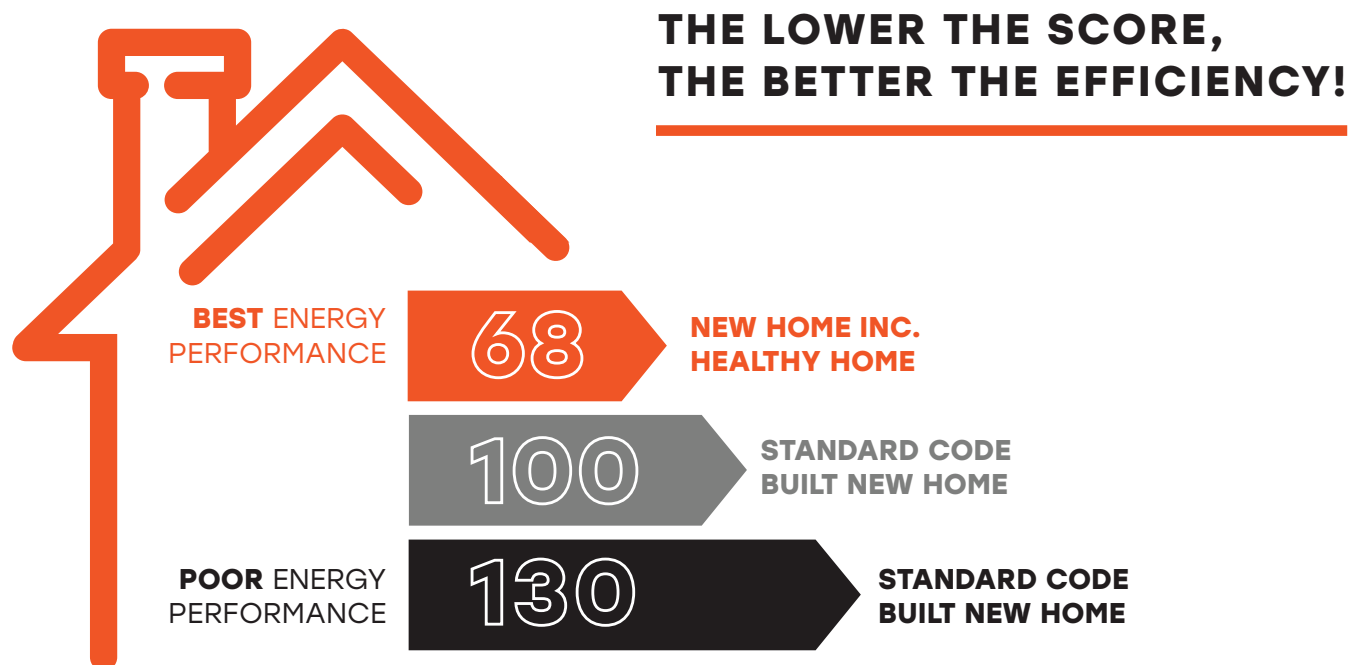
# HERS® RATINGS

## WHAT ARE HERS® RATINGS?

A HERS® Rating can tell you so much about a home's energy efficiency and usage. It identifies the rated home's energy performance compared to a home built only to code requirements.

A standard, code-built home has a rating of 100. Each point below 100 represents a 1% improvement in overall energy performance. Compared to a typical home, an NHI Home has an average HERS rating of 68. Which means it is 32% more energy efficient than a standard code-built home.

Your HERS® Report outlines the energy features of your new NHI Home, along with the expected cost of utility bills.





# ENHANCED FILTRATION SYSTEM

New Home Inc. Healthy Homes use air filters with MERV (Minimum Efficiency Reporting Value) of 11 or greater. The MERV rating is a measurement scale designed in 1987 by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) to rate the effectiveness of air filters.

The MERV rating goes from 1 to 16. Higher MERV ratings correspond to a greater percentage of particles captured on each pass, with a MERV 16 filter capturing more than 95% of particles over the full range. A MERV rating of 5-8 filters mold, spores, dust mites, and cat and dog dander.

