



New Construction vs. Existing Homes

Below are some differences between new construction homes and existing homes in Minnesota.

	New Construction	Existing Homes
Covered by MN Statutory Warranties	Yes, 1-year workmanship, 2-year mechanical, 10-year structural	No
Product Warranties	Materials have brand new manufacturer warranties	Older warranties, possibly expired warranties or might not be transferable
Includes 1-year warranty	Yes, Arvola Homes schedules 1-year walk-through with all customers	No
Customer Support	Yes, contact Arvola Homes about any questions or concerns at any time	No
Equity	Statistics show homes gain the greatest equity in the first 3-7 years	The statistics show the owner(s) before you gained more equity than you will
Energy Efficiency	Save on monthly utilities with new high energy efficient materials used by Arvola Homes	With older house materials your \$ could be going right out the window, literally
Customization	Customize to your taste when having a home built	What you see is what you get
Ease of Maintenance	With Arvola Homes your home is brand new built with high quality, and some maintenance free materials	old roofing, siding, windows, etc. - time to replace? Replacing, remodeling, fixing water/mold issues can all cost big \$ and create big headaches
Floor plans	Open layouts, master suites, walk-in pantries - things have changed	Older homes are typically more sectioned with walls
Technology	Wired for today's technology: new computer requirements, new electrical codes (more outlets), security, built-in audio, automated systems, other technologies not available years ago	Older home, older technologies
Safety	New homes are tested to meet the strictest, updated safety standards	The older the home, typically the less safe it is.
Air Exchanger	Yes, helps control the moisture levels, air quality (takes out bacteria) of home	Typically not installed in homes built before 2002 in Minnesota
Land	Have both, the home you want built on the exact piece of land you are happy with (walkout, trees, ponds, private)	If you like a home, you are stuck with the land its on, or if you like some land, you get the home that's on it.