

NHBC Guidance for homeowners

Things to consider when visiting a new build show house

Introduction

If you are thinking about buying a new build home, here are some tips to consider when visiting a show house:

✓ Checklist

Condition of the site

Is it tidy and well managed? Look out for NHBC *Pride in the Job* flags or site boards, as an award-winning site manager is a very good indication that your new home will be built with quality workmanship in mind.

Which way does the house face?

South facing windows can improve the energy efficiency of a home, because solar energy warms the walls and floors of a building, but north facing windows offer a more consistent quality of light.

Timescales

When is the house likely to be completed and ready to move into? It is natural to want to move as quickly as possible but your chosen plot could be a few months from completion, especially if you are buying off-plan.

Personalisation

Which areas of the house can you personalise to your own taste? In most cases, you will be able to choose the kitchen and bathroom finishes, but depending on the build stage you may also be able to reposition radiators or add electrical sockets.

Peace of mind through warranty cover

Is the builder registered with NHBC? Check before you visit at www.nhbc.co.uk. If the property is covered by NHBC's ten-year Buildmark then you are covered even before the home is completed.

Will my furniture fit?

Take measurements of large items such as beds, sofas and dining room tables, and then measure up the space in the show house to check that your belongings will fit. It is also a good idea to see what storage is available for vacuum cleaners, etc



The wider community

Check the full site plan to see where open spaces, parkland and play areas for children are planned, as well as new facilities such as schools, GP surgeries and local shops. This will give you a sense of how the community will develop over time.

Consumer Code for home builders

The code gives protection and rights to purchasers of new homes. Ask to see a copy of the code, and make sure that you are protected during each stage of the buying process.

Energy efficiency

Ask to see a copy of the home's Energy Performance Certificate (EPC) as this will give you a good indication of how energy efficient the home is, and how much the utility bills are likely to cost. Ask if the home has been fitted with any renewable technologies that may reduce bills even further.

Council tax banding

Find out which council tax band the house will be allocated to, and what the current yearly charge is for that band. The sale price of the house may not necessarily be an accurate guide, as bandings are based on what a similar property would have been worth in 1991.



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