



## **Building New or Remodel**

Are you trying to decide between remodelling your existing home or building a new one? As you may know, there are many things to consider either way. Personal needs, the age of your current home, zoning and costs amongst other things, will all influence your decision.

The first thing to consider is need. What are your family needs both now and in the future and can those needs be met with a remodel? If you want to drastically expand the amount of square footage, you may consider building new. However, if you can add adequate amounts of living space to your current home by perhaps refinishing the basement or adding a second floor to your current home, a remodel might be for you.

Many consumers have the belief that new is better and that isn't always the case. The number one reason consumer's site for building new is energy efficiency and a desire for maintenance free. However, some home reno experts believe that the current trend of energy savings has provided for the circulation of misinformation. For example, many consumers believe old windows are not energy efficient or green and must be replaced. There are even financial incentives such as tax credits for home efficiency improvements and window replacement is the number one trend.

A common and often exaggerated reason for window replacement is heat loss. Did you know that in some studies, heat loss through windows was as low as 10%? The other 90% of heat loss occurred in other areas such as the roof, walls, floors and basements – basements being the biggest culprit! What about the drafts you say? You can feel drafts in brand-new, top of the line windows as much as you do with your old windows. The culprit – convection! Glass is a great conductor and the warm air in your home contacts a cold window, cools and then draws more warm air to it. This cycle continues on and on until convection currents are created throughout the room and perhaps through the entire house. The draft you feel is caused by the glass used in the window and the only true way to avoid this is to use wood; however, you wouldn't be able to see outside! The good news is there are options available to counteract the effects of convection and minimize the draft.

Cost is a huge consideration when thinking about remodeling vs building new. There are times when remodelling an existing home has ended up being more expensive than building new. The truth is, unless you have owned your home since the beginning, you have no idea what problems may be waiting behind your walls – after all, we’ve all seen those renovation nightmare shows or advertisements. Replacing cabinets or updating a bathroom can add considerable value to your current home and is relatively easy compared to say adding a second floor. You need to consider the quality of home or if it was built to support the type of remodel project you have in mind.

While it’s clear there are many factors that will contribute to your decision to remodel or build new, one thing is true – Dakine Home Builders can help! We have experience in all types and sizes of residential projects from building starter homes to infill properties, remodelling existing homes or building from scratch. You can trust that we have the experience and expertise to guide you in the decision making project and ensuring whatever path you choose, it will be completed by professional and highly skilled trades who are dedicated to building your ideal home for now and for the future!