Home Investment Criteria
Should Be Carefully Studied
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According to members of the Lafayette Chapter of the Home Builders Association, new house construction will be up approximately 20 per cent in Lafayette Parish this year. The families who will move into these new residences are taking a major step on the road of life.

Building or purchasing a home represents the largest single investment in money and time that most of us will ever undertake. As in all major investments, it is to our advantage to assess the proposed purchase as accurately as we can before making the final commitment.

Site Consideration

Are there attractive natural features in the immediate neighborhood, such as water, changes in elevation? Are the neighborhood streets curved, or short, or dead end and therefore not restricted through traffic? Is the lot at least 30 feet wide than the maximum width of the house?

Orientation

Is the house oriented to keep East-West sun out of windows, to catch prevailing breezes (Southerly in Lafayette) in major rooms, to let sun into Living areas in Winter, but not Summer? Are there large roof overhangs at all windows and doors? (Remember my recent article on Climatic Site Analysis for Lafayette?)

Can Living - Dining - Entertaining areas be shut off from sleeping areas? Are they separated by distance into "quiet" and "noisy" zones and not just by doors? Is there an entrance hall or foyer? Can you proceed from the front and rear entrances to Bedrooms, Bathrooms and Kitchens without crossing the Living room? Can you go from Carport to Garage to house under cover to Living area? Are the bedrooms at least 10 feet wide? One should be at least 12 feet wide for twin beds and to create a quiet retreat where you can study or read without distraction? Do major rooms have more than one window exposure? Are windows in children's rooms large enough for them to see outside? Is there a place children can play indoors on rainy days?

Storage

Do Bedroom closets open to house under cover? Is there at least 30 feet of length of base cabinets? Does the "work triangle" of sink, stove and refrigerator and storage total between 12 and 20 feet? Is there separate storage for canned goods and staples? Can both the outdoor and indoor play areas be seen from the Kitchen? Are the neighborhood streets curved, or short, or dead end and therefore not restricted through traffic? Does the "work triangle" of sink, stove and refrigerator and storage total between 12 and 20 feet? Is there separate storage for canned goods and staples? Can both the outdoor and indoor play areas be seen from the Kitchen?

Bathrooms

Are there at least two Bathrooms or one Bathroom with fixtures compartmented to permit use by more than one person at a time? Is one Bathroom readily accessible from the Living area? Are they at least 10 linear feet of base cabinets? Does the "work triangle" of sink, stove and refrigerator and storage total between 12 and 20 feet? Is there separate storage for canned goods and staples? Can both the outdoor and indoor play areas be seen from the Kitchen?

Costs and Warranties

Does the square foot cost of the house compare favorably with the cost of similar houses in the neighborhood? Does the builder provide a one year guarantee? Does he make good on defects?

Is the house you are considering meets all or most of the above criteria for design, then the chances are greatly in favor of a well designed home, with a good chance of being well built, by a good that the builder has all the proper qualifications.