

FIXR

SINGLE-FAMILY HOME TRENDS 2019



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Each year, Fixr brings you the upcoming trends in the home design and building industries. We begin by polling experts on what is going on in the building industry, and use their unique insights to gain an idea of what the latest trends are. This year, we are bringing you a comprehensive look at what single-home buyers are looking for in their homes, which helps current homeowners know what changes to make and industry professionals know how better to advise their clients.

Key findings from this year's report include:

- The most common home buyers are married couples with children
- Most people building a home instead of purchasing do so with customization in mind
- New homes are most commonly built to be year-round residences
- Energy-efficient home designs and open floor plans top the list of popular home design
- Buyers want homes with either three or four bedrooms and at least three bathrooms
- A gas furnace is the most popular way to heat a home, while central air cools it
- Smart lighting tops the lists of how people include smart technology in their homes
- The most common special room addition is a home office

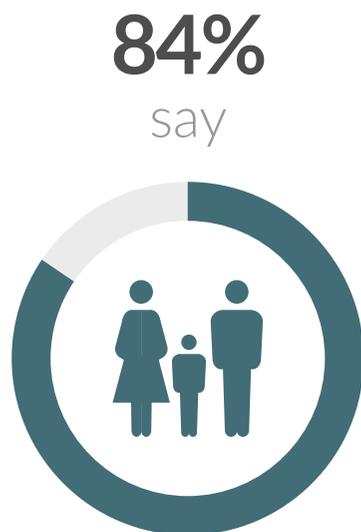


I. CHARACTERISTICS OF SINGLE-FAMILY HOME BUYERS

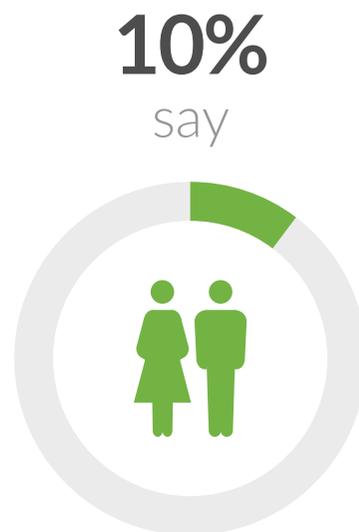
What is the most common type of home buyer you encounter?

The vast majority of influencers answered that the most common home buyer they see is a married couple with children. Married couples without children are a very distant second.

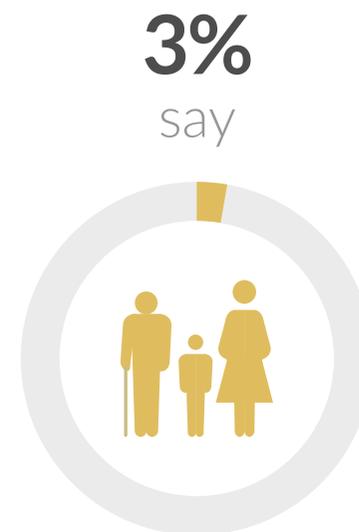
A closer look at these numbers, paired with age groups by the [National Realtor's Association](#), shows that Millennials, who range in age from 29 to 38, currently make up the biggest group of married home buyers with children. The Gen X population, ages 39 to 53, comes in second place. Millennials, as a whole, make up the largest percentage of home buyers right now at 37%, while Gen X consists of 24%.



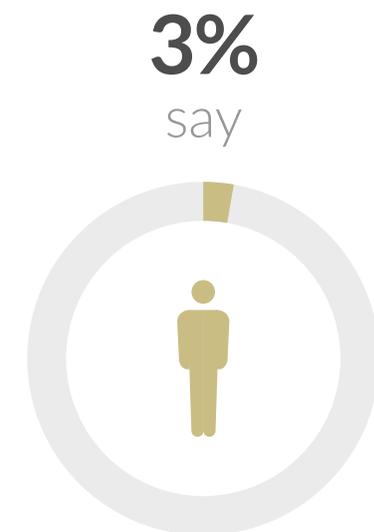
Married couples
with kids



Married couples
without kids



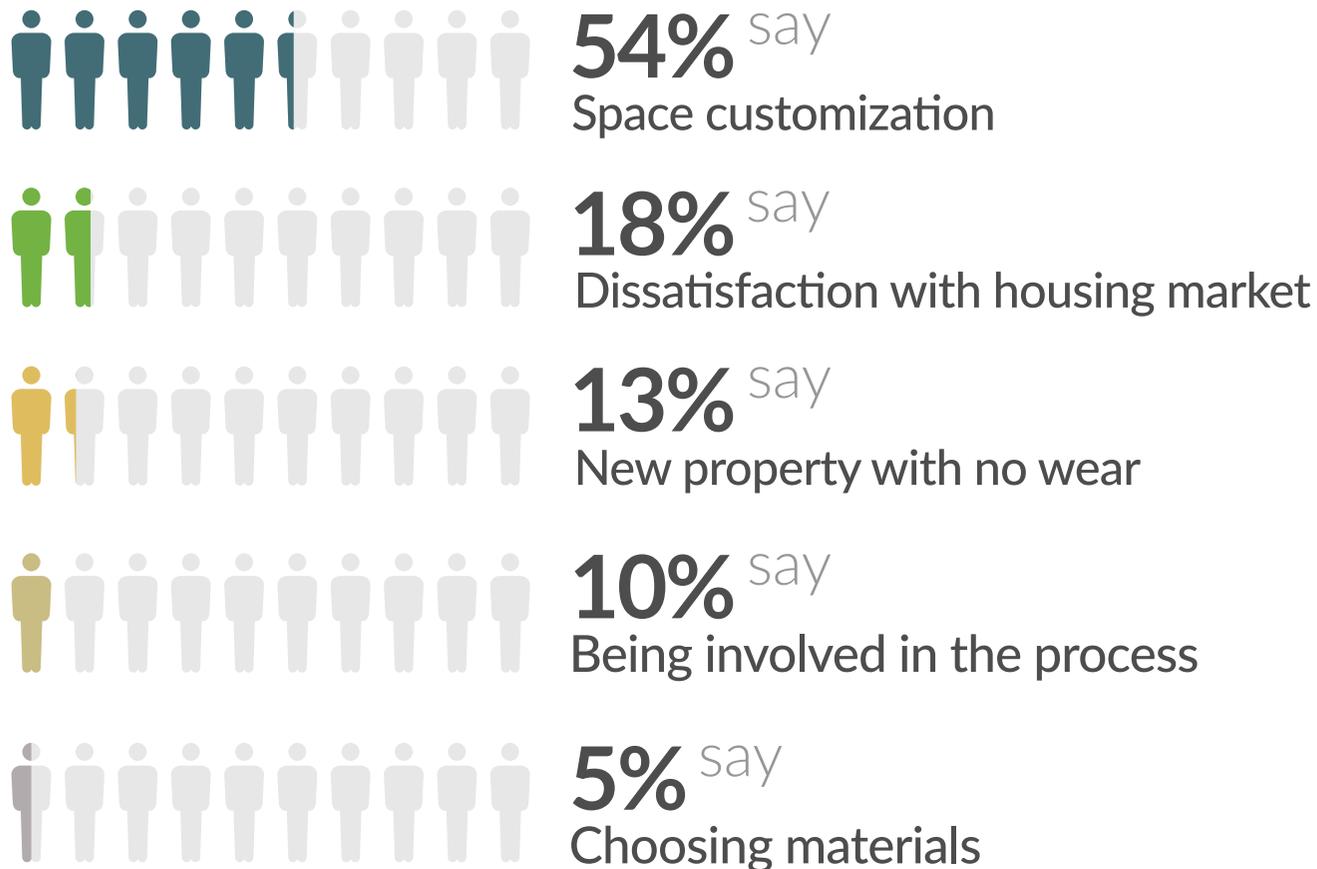
Multigenerational
families



Single
people

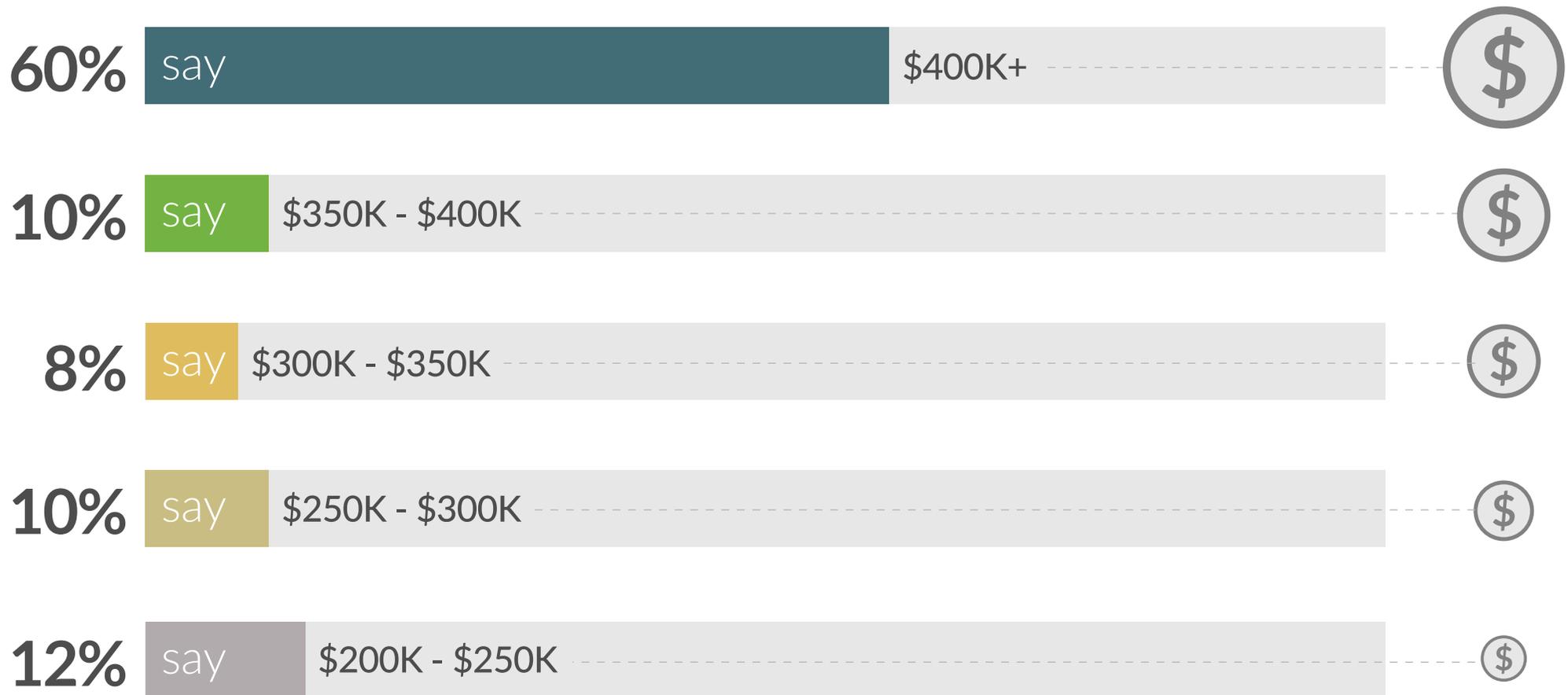
What is the most common reason you believe people build a single-family house instead of buying one?

When asked what they believed to be the most common reason that someone would build a home, rather than purchasing an existing one, 54% of respondents felt that it was because owners can customize their living space. This agrees with what other [experts](#) report. The ability to customize a space is the biggest trade-off from the convenience and lower costs of purchasing an existing home.



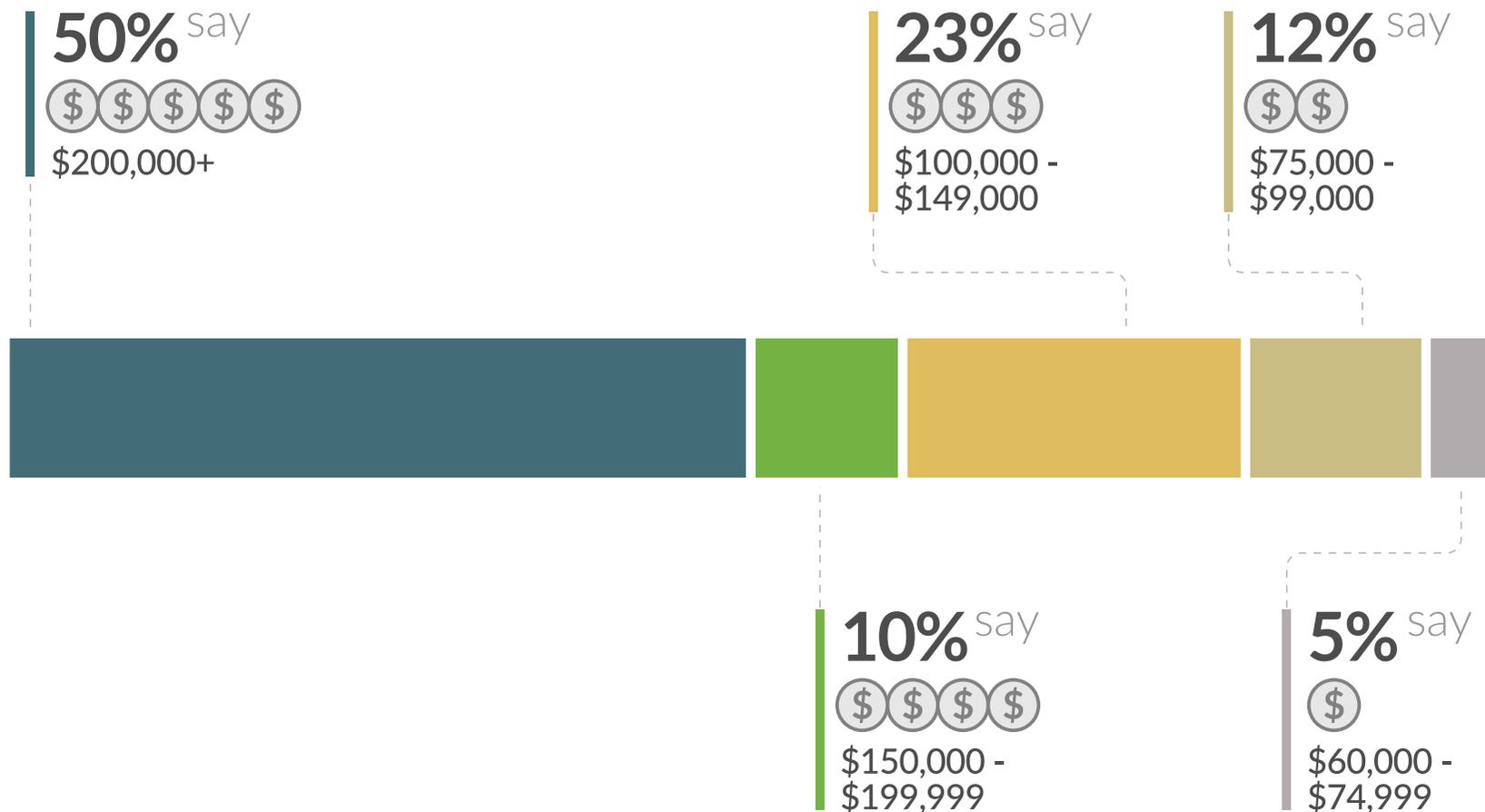
What is the typical homeowner's budget for building a house?

The typical homeowner's budget for building a new house seems to be above \$400,000 according to 60% of respondents. This aligns with the projected costs of building a [ranch-style home](#) - one of the most popular home styles across the U.S.



What is the average income of most new home buyers?

According to our experts, 50% of new home buyers have an average income of more than \$200,000 a year. This number can change radically depending on the area of the country and the market. However, according to recent reports, the minimum salary required to purchase a new home in the U.S. is around [\\$70,000](#) when including closing costs and down payments into the equation.



What is the most common use the newly built, single-family home is going to have?

When a homeowner chooses to build a new single-family home, it is usually with an aim to live in the home year-round. 88% of respondents agree that a year-round home is the most common type built. Given that overall new home builds are at an [all-time low](#), it makes sense that those being built will be for everyday use.



Year-round home



Home for accommodating relatives



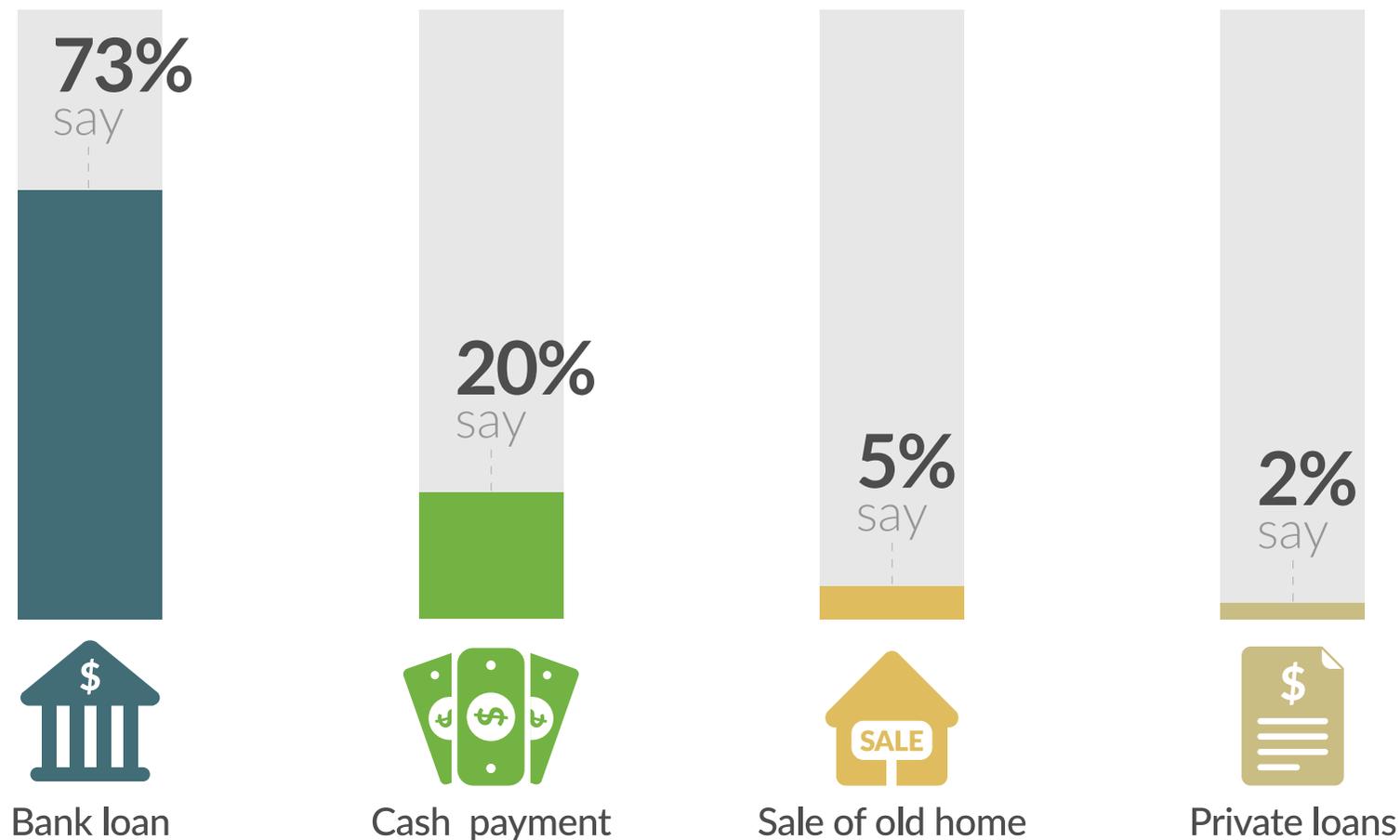
Second home

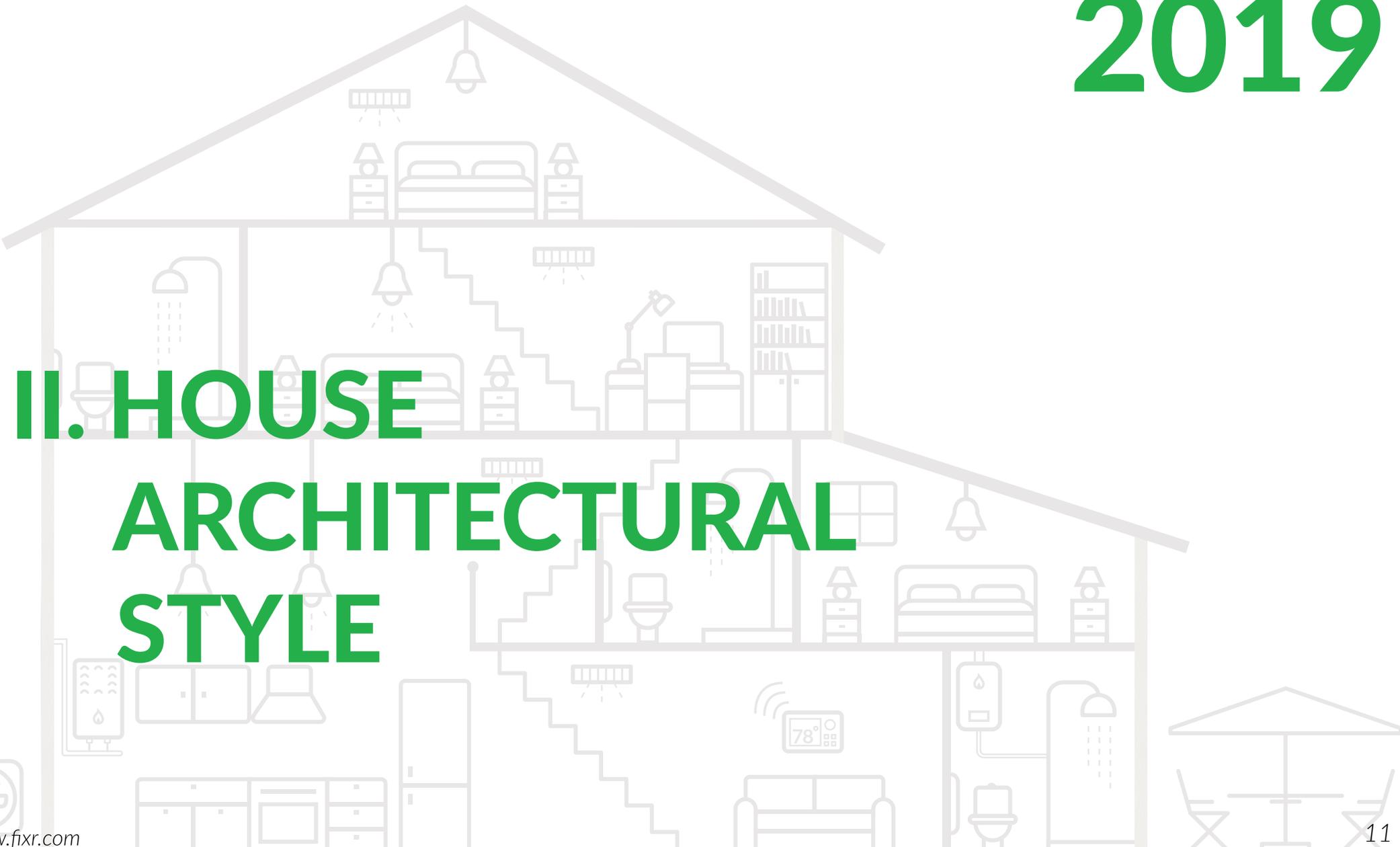


Vacation home

How are homeowners financing their new home builds?

73% of respondents feel that homeowners are financing their new home builds through bank loans. Considering that banks offer a specific [construction loan](#) just for this purpose and the high cost of a new home build, it makes sense that financing is the way to go.





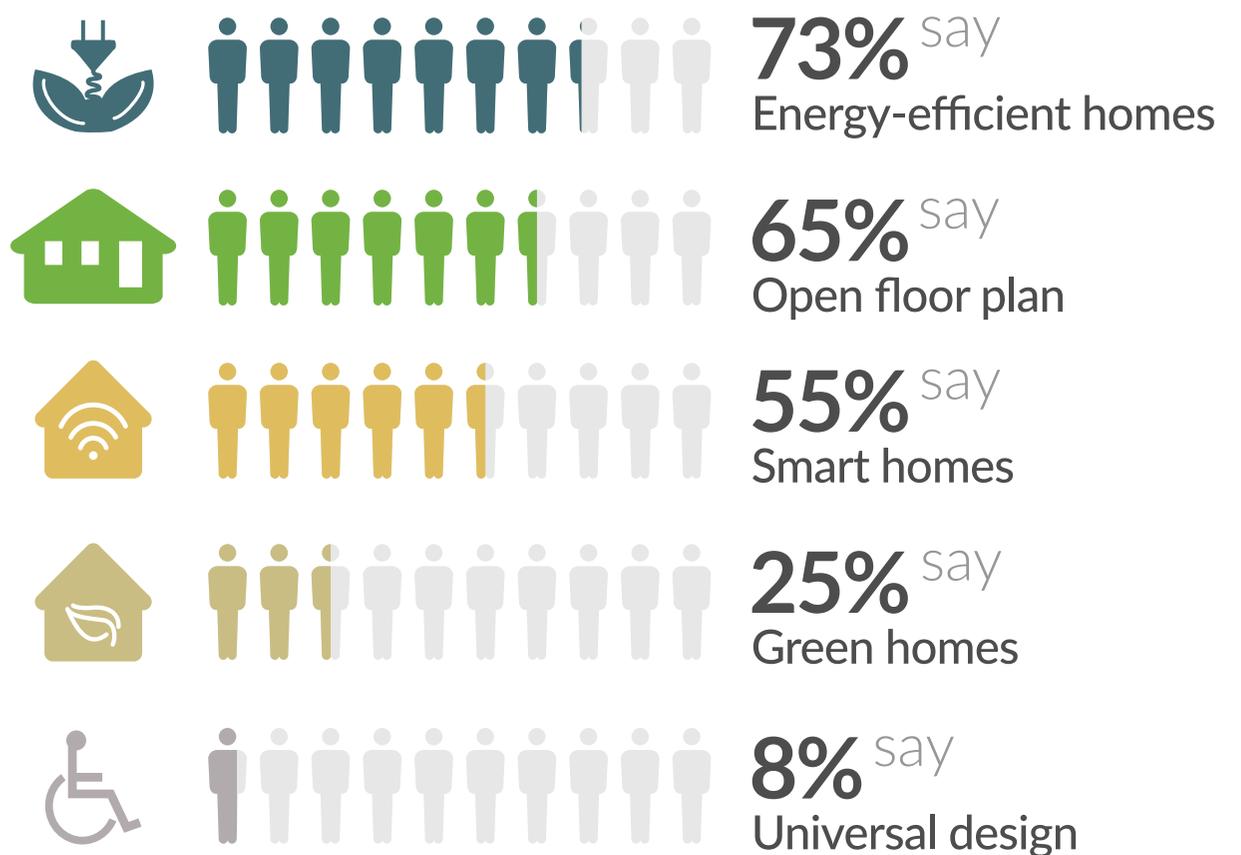
II. HOUSE ARCHITECTURAL STYLE

What are the most popular design themes among current home buyers?

When it comes to design themes, the top two styles are energy-efficient homes and homes with an open floor plan at 73% and 65% respectively. Smart homes come in third at 55%.

Respondents were allowed to choose more than one option for how they answered, and the majority felt that these three themes were the most popular.

This makes sense when considering the growing [cost of energy](#), and the fact that open floor plans and smart homes are both convenient and more efficient than some other models. According to [Fixr's Energy-Efficient Trends Report 2019](#), many homeowners are gaining a better awareness of the environment. This, in turn, is driving many of them to make decisions that include energy-efficient updates and also accounts for these three designs coming in at the top.



What do you believe is the most popular house architectural style (Colonial, Victorian, Craftsman, etc.) among single-family home buyers right now? (Open question)

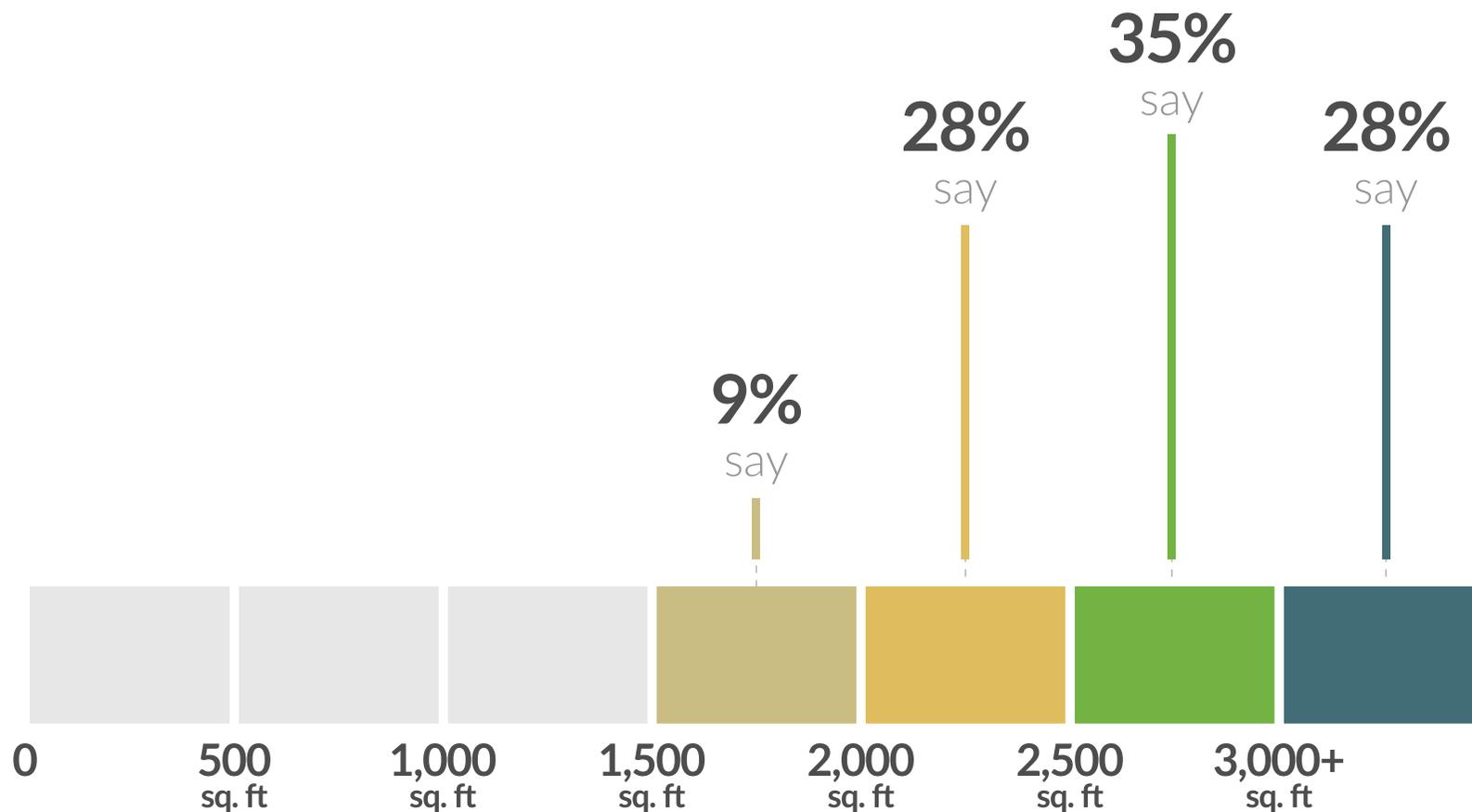
When it comes to the type of architecture that homeowners prefer, most influencers felt that **Colonial and Modern** homes were the most popular. Lora Teagarden expands on this, “This depends on location and age demographic of (the) buyer, but I believe many Gen X/Millennials are looking for more compact, yet open, modern home styles.” Adam Helfman feels that size and budget also have something to do with it, “Colonial is still most popular due to the largest square footage for the price.”



III. SIZE AND HOUSE PLAN

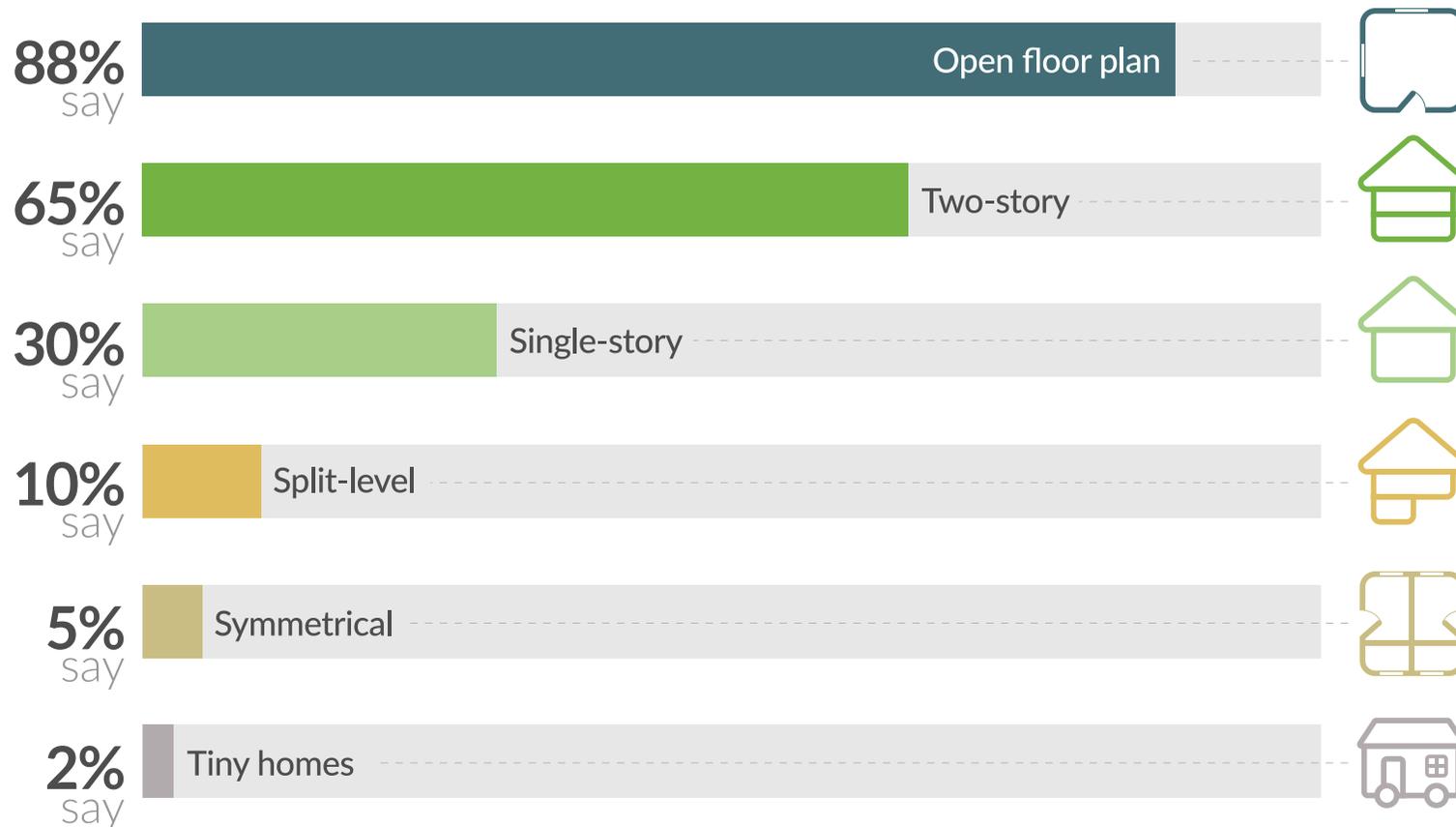
What is the typical size home being purchased by current home buyers?

Respondents were more conservative when deciding what they felt was the typical size of a home being purchased by current buyers. 35% felt that between 2,500 and 3,000 square feet was the most frequently purchased, while 28% felt that both 2,000 to 2,500 and more than 3,000 square feet were the most popular. This lines up with [trends](#) seen at the beginning of 2018, which showed a move toward larger houses for most buyers.



What are the most popular house plans for single-family homes?

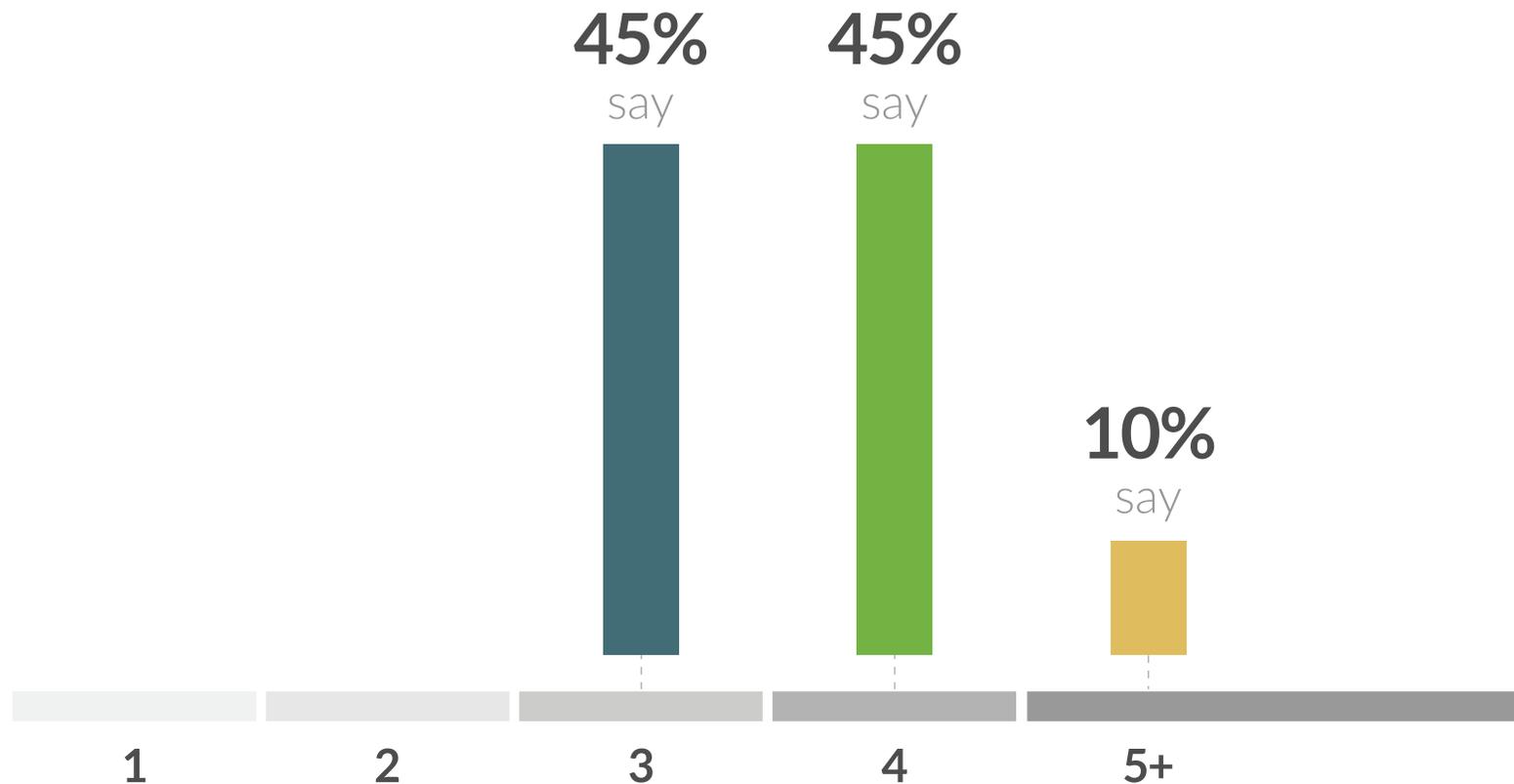
For the most popular house plans, experts were asked to choose their top two most popular house plans. Respondents still feel overwhelmingly that the open floor plan is the most common option. 88% feel that the open floor plan is the number one choice, while 65% follow up with two-story homes being the most popular.



How many bedrooms do most home buyers desire?

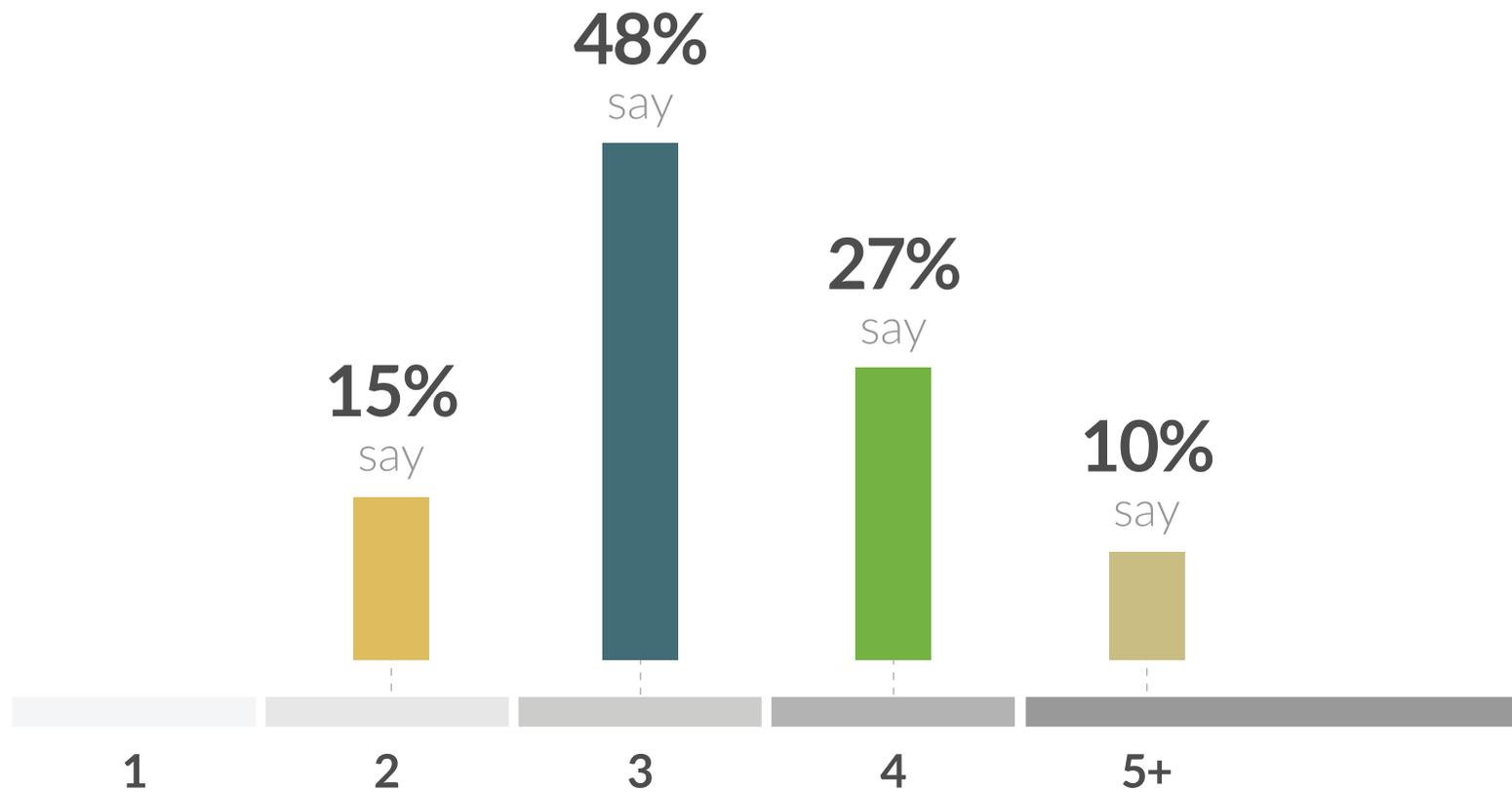
Respondents are split as to how many bedrooms they believe are the most popular with buyers. 45% believe that 3 bedrooms is the most desirable, while another 45% believe that 4 bedrooms is the correct answer.

More [new homes](#) are being constructed with 4 or more bedrooms than those being constructed with 2 or fewer. This can also tie in well with the fact that home sizes are getting larger in part to include additional bedrooms in the design.



How many bathrooms are you seeing in the typical single-family home?

When it comes to bathrooms, 48% of respondents agree that they are seeing 3 bathrooms most often in single-family homes. While this may be what people desire their homes to have, the most common number of bathrooms being added to new homes is 2 according to the most recent [data](#). 3 bathrooms takes a distant second place.



What purpose do you believe is the best use of a finished basement? (Open questions)

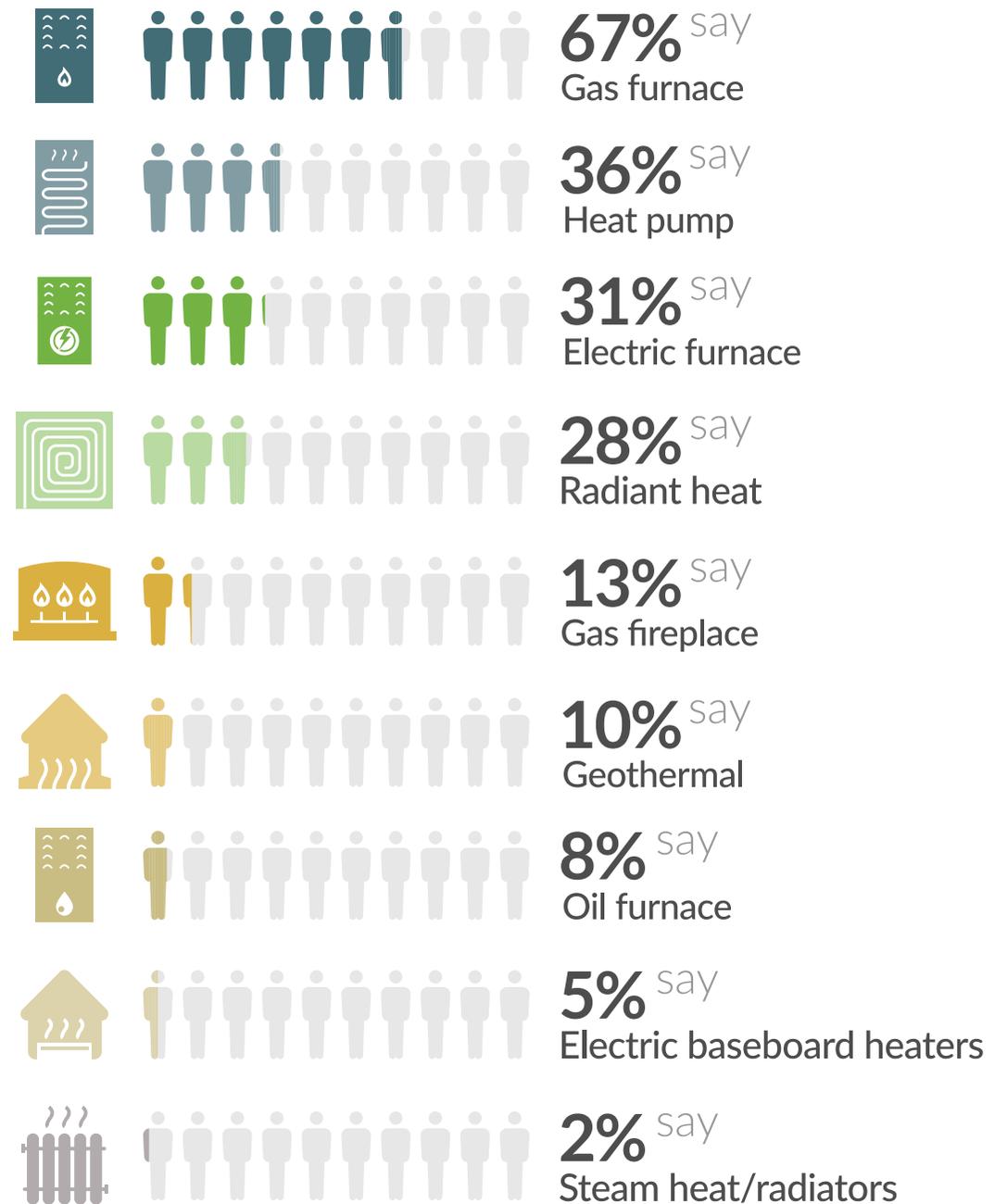
The answers are more mixed when it comes to the use of a finished basement, with many respondents feeling that the room changes with the user. Brian Wickersham also feels that this area will work for, “Anything that doesn't need natural light, (such as) home theater and media rooms, laundry rooms, storage, (and) mechanical systems.” Others were quick to see the various possibilities of the space with Carmen De La Paz answering, “Make it an additional living space - communal space, (den) family room, TV/Sport room, children's play area, (or for) entertaining large groups.”

IV. HVAC



What are the most popular heating systems in single-family homes?

Given the choice of two for the most popular heating systems in a single-family home, most respondents agreed that a gas furnace is at the top with 67%. Heat pumps take a distant second place at 36%. Considering that the list of the most efficient furnaces put out by [Energy Star](#) includes only gas models, it makes sense that a gas furnace would top most people's lists.

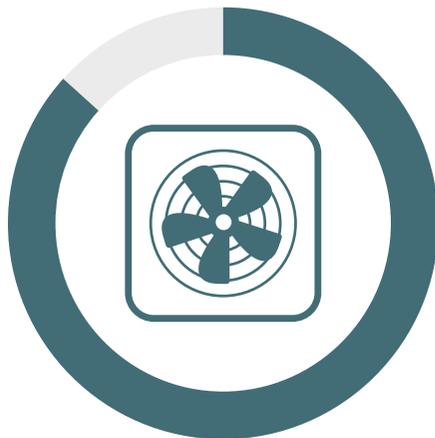


What is the most popular cooling system in a single-family home?

Respondents overwhelmingly agree that central air conditioning is the most popular way to cool a home with 87% responding. Considering that 86% of homes built since 2000 include central air, it makes sense that most homeowners would be familiar with and request this cooling strategy.

87%

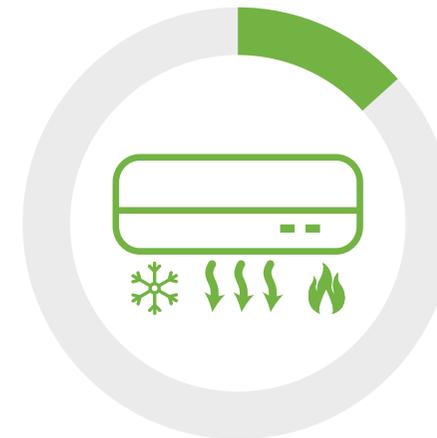
say



Central air conditioning

13%

say



Ductless air conditioning

What is the most popular system for water heaters in a single-family home?

When it comes to heating water in a home, 62% of respondents answer that they feel that a gas tank style heater is the most popular system. On demand heaters and electric tank heaters take a distant second place, tied at 15%. Natural gas is the most common fuel type for hot water heating, which may account for the popularity of this style of heater.



Gas tank heater



Single on demand heater



Electric tank heater



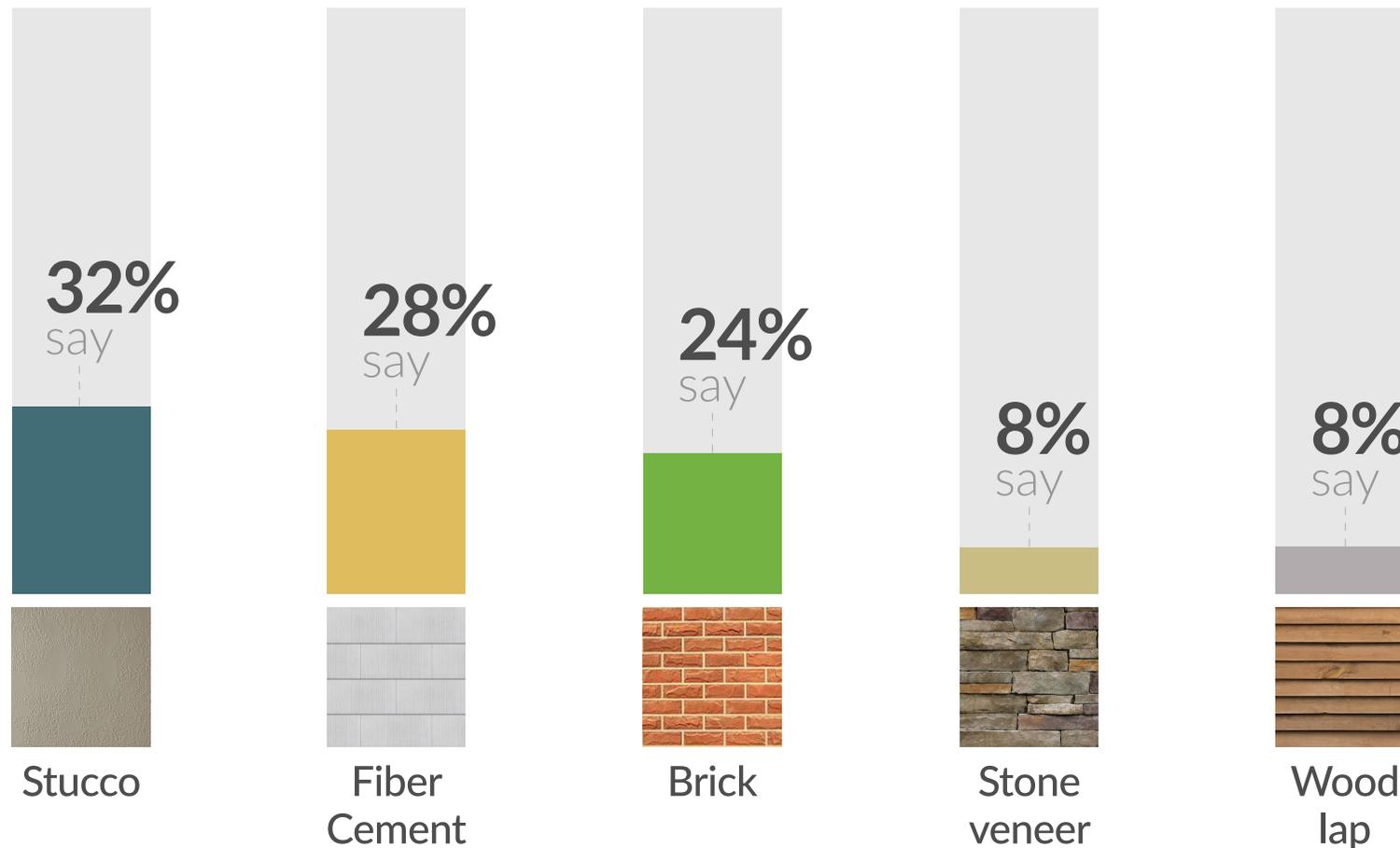
Multiple on demand heaters



V. HOUSE EXTERIOR AND OUTDOOR

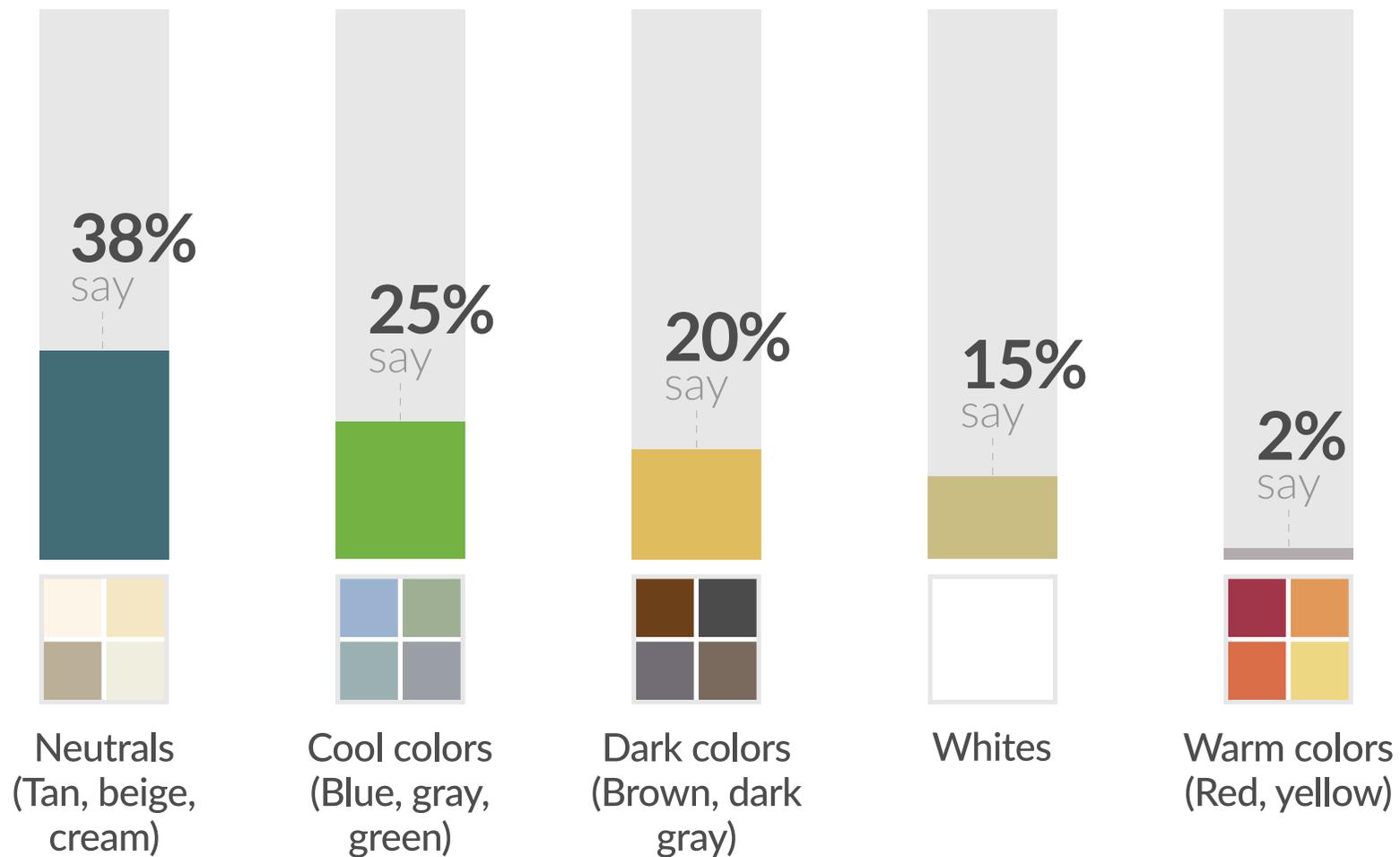
What is the most popular exterior siding material for single-family homes?

Results are more mixed when it comes to the most popular exterior siding materials. Stucco has a slight advantage at 32%, with fiber cement coming in at 28% and brick at 24%. Standard wood lap siding takes a very distant 8%. Stucco, brick, and fiber cement siding all have a large share of the most [common materials](#) installed on new homes, showing similar percentages to these.



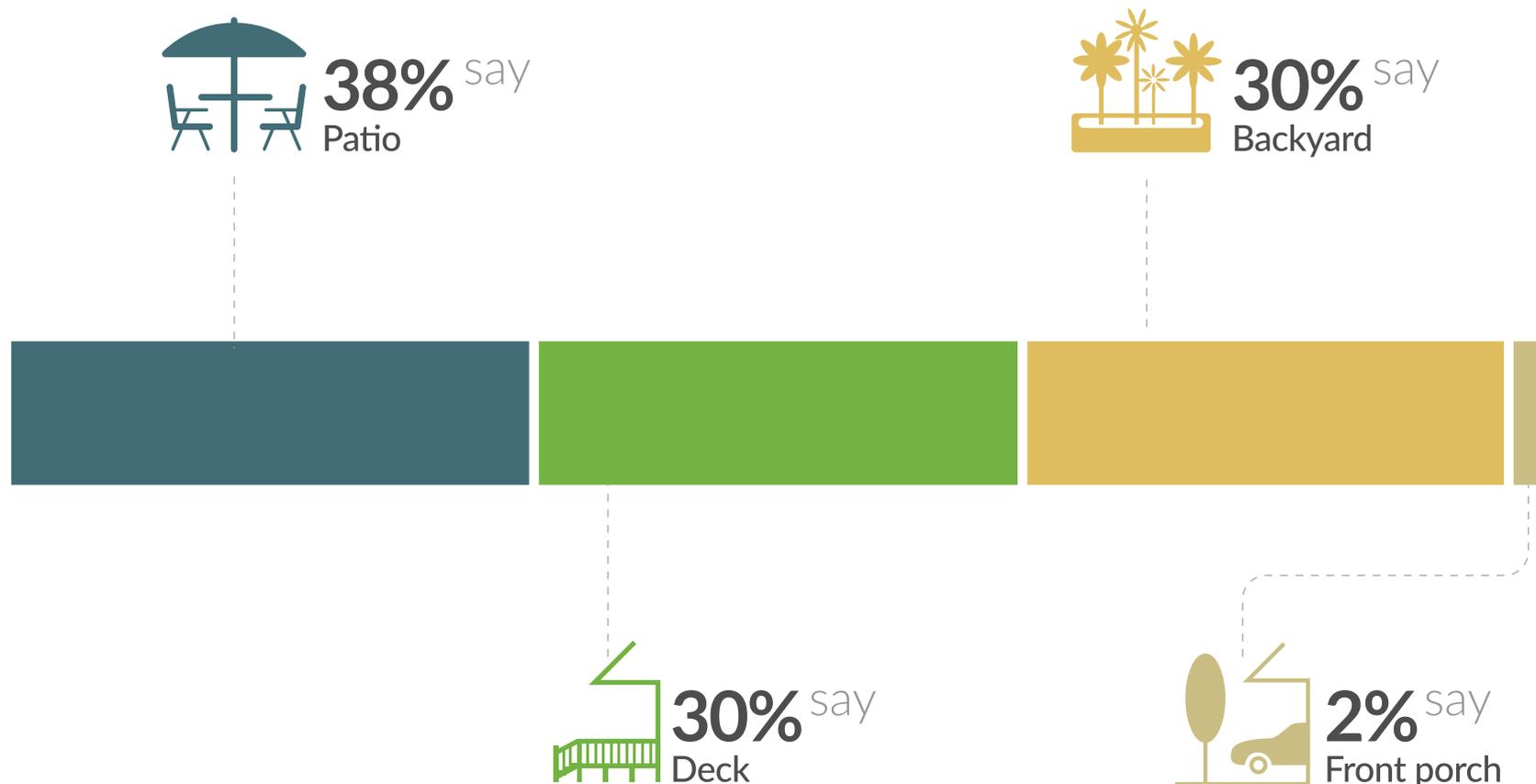
What is the most popular house exterior color?

When it comes to the most popular color for a home's exterior, neutrals are the most popular at 38%, followed closely by cool tones at 25%. Given that most stucco, brick, and many fiber cement colors tend to be neutral, this makes sense given the popularity of those materials.



What is the most popular outdoor living area added to single-family homes?

In terms of outdoor living areas, 38% of respondents feel that a patio is the most popular space to add to a home. However, decks and backyards each get 30% of the vote as well. The number of new homes being built with patios is climbing, with recent numbers putting them at more than 58%. This trend is expected to continue growing as well, showing the popularity of the space.



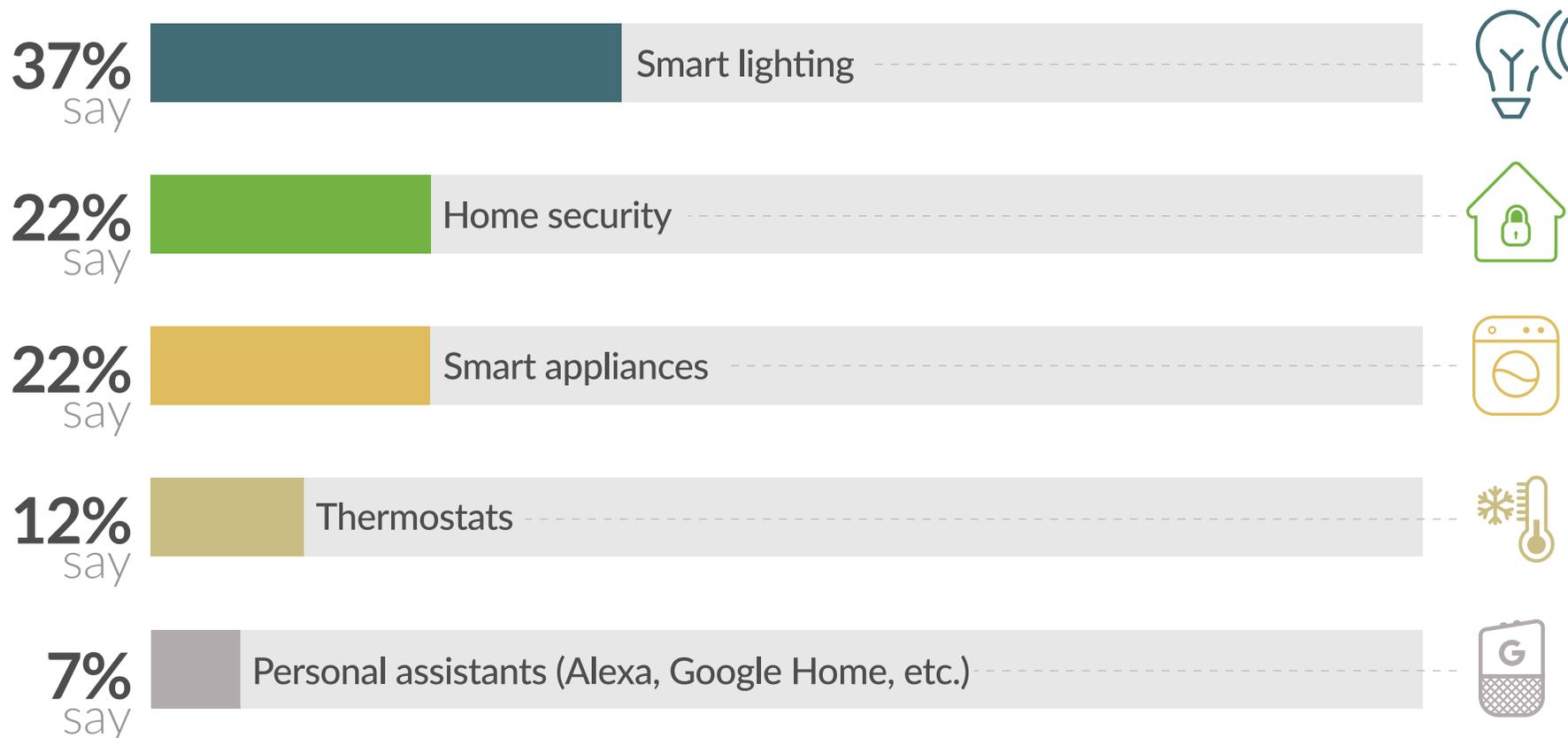
In your experience, what are the most popular landscaping designs for single-family homes right now? (Open question)

Most influencers like the idea of making the space functional, while using native plants. Tom Kraeutler expands that the best landscaping uses, “Low maintenance designs with landscape lighting using plants native to the home's area.” Patrick Brawley also likes, “Outdoor rooms that are constructed to allow for an extended season outdoors.” All these options give homeowners more use from their yard, regardless of how they use it.

VI. SPECIAL FEATURES

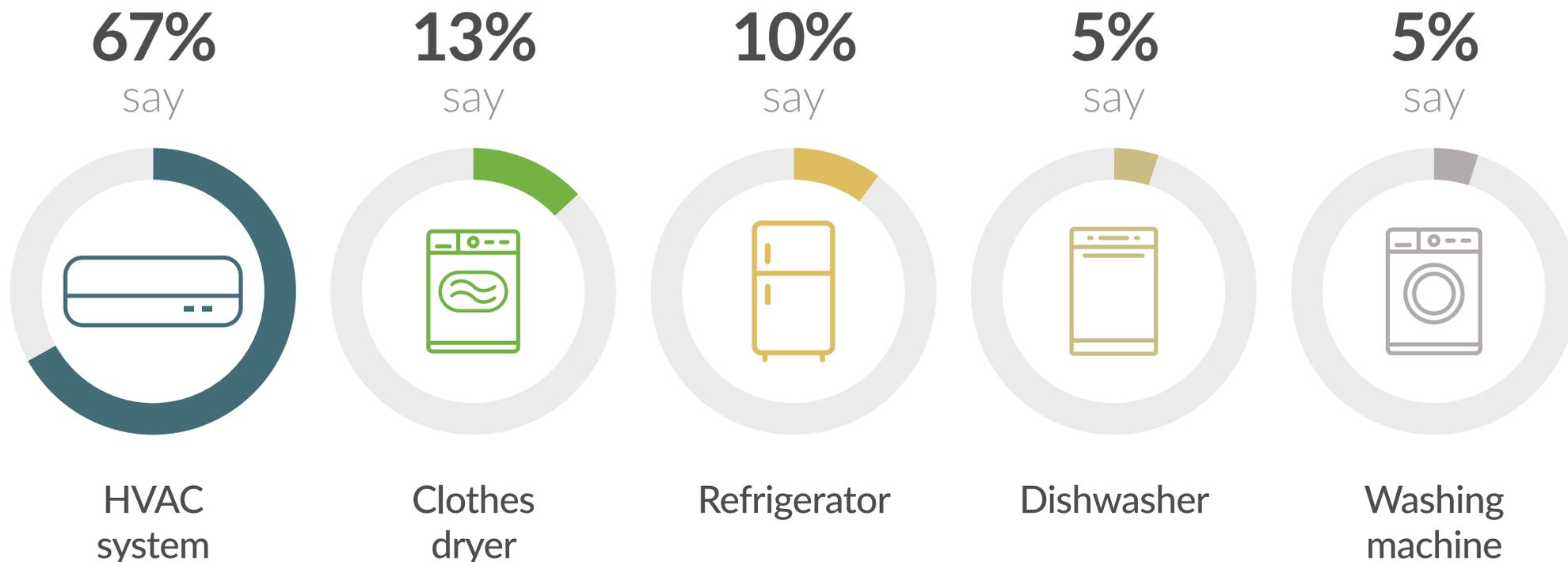
What smart home features do you see becoming popular in single-family homes?

Respondents feel that when it comes to smart home features, the most popular include lighting, home security, and smart appliances. Lighting has 37% of the vote while security and smart appliances receive 22% each. It has been shown that [81%](#) of people indicate that they would be more likely to buy a home if there are smart features already installed. So, these numbers are predicted to grow.



What are the most popular energy-efficient appliances to include in a home?

Respondents overwhelmingly chose the HVAC system as the most popular energy-efficient appliances to include in a home. This makes sense as heating and cooling costs together add up to about [46%](#) of the energy usage within a typical home. An energy-efficient HVAC system is sure to help reduce some of this load.

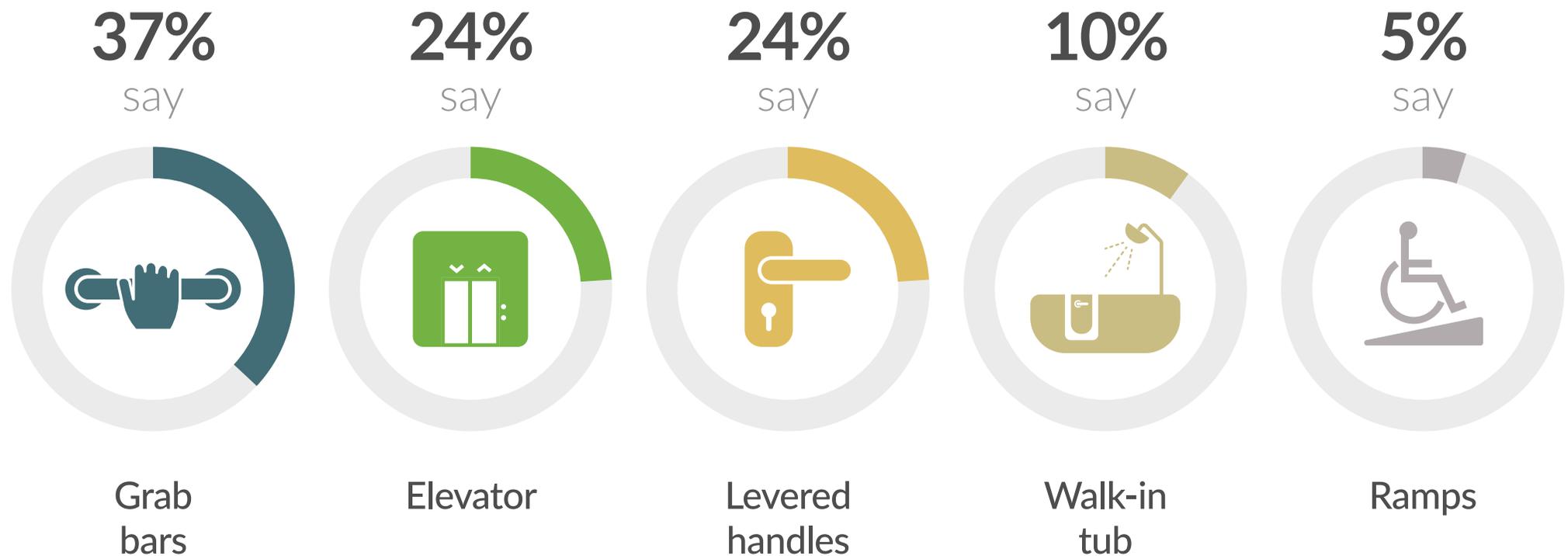


What are the anti-disaster items you recommend be included in a new home design? (Open question)

Answers were more mixed in this area as well, with the geographic area each expert resides and works in influencing their responses. For example, Carmen De La Paz from Texas likes, “Fire resistant windows, doors, siding, roof strapping and gable-end fortification.” On the other hand, Larry Zarker from upstate New York recommends, “Basements for tornadoes, sumps for water intrusion, (and) tie downs for high winds.” Lora Teagarden sums this all up nicely, “This is geographic dependent, but when you work with an architect, we take these things into account based on your location and needs.”

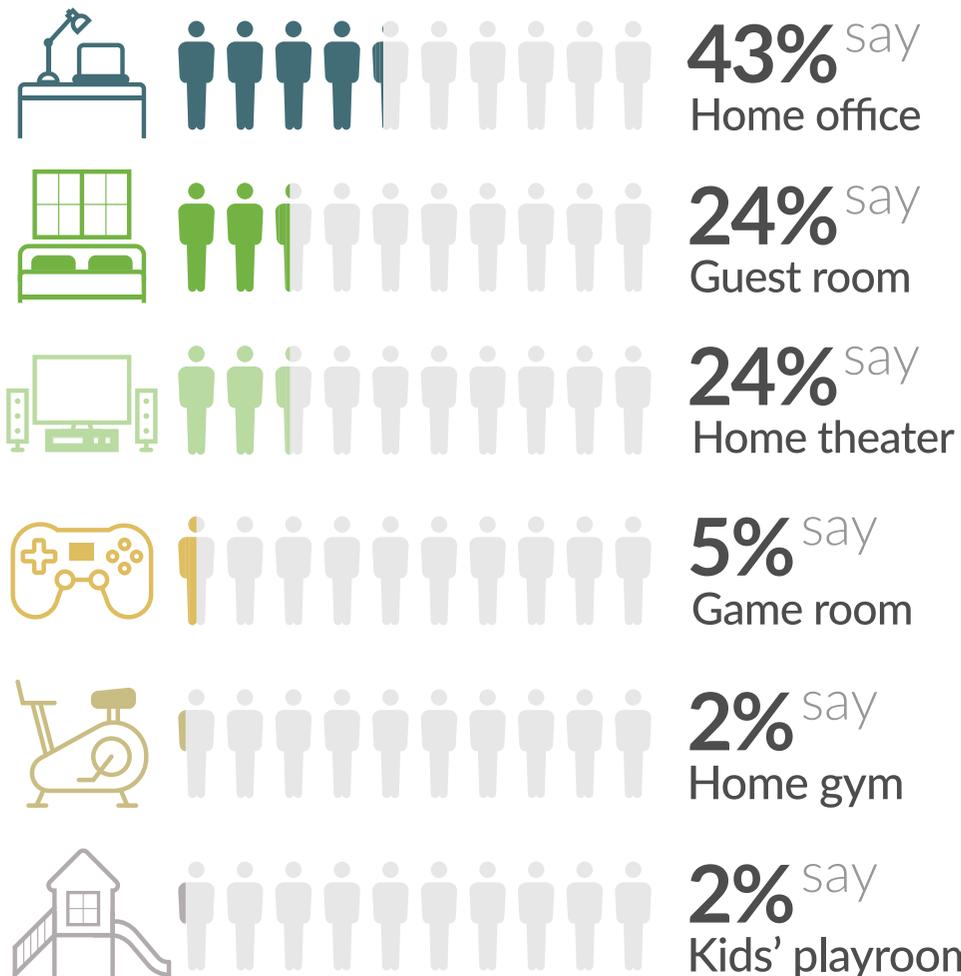
What disability or aging in place features do homeowners most often add to their homes?

When asked about how people are most likely to make their home accessible, 37% of respondents felt that grab bars were the most popular addition to the home. Grab bars may come out on top because they are not only helpful and increase safety, they are also among the least expensive options, costing about [\\$140](#) on average.

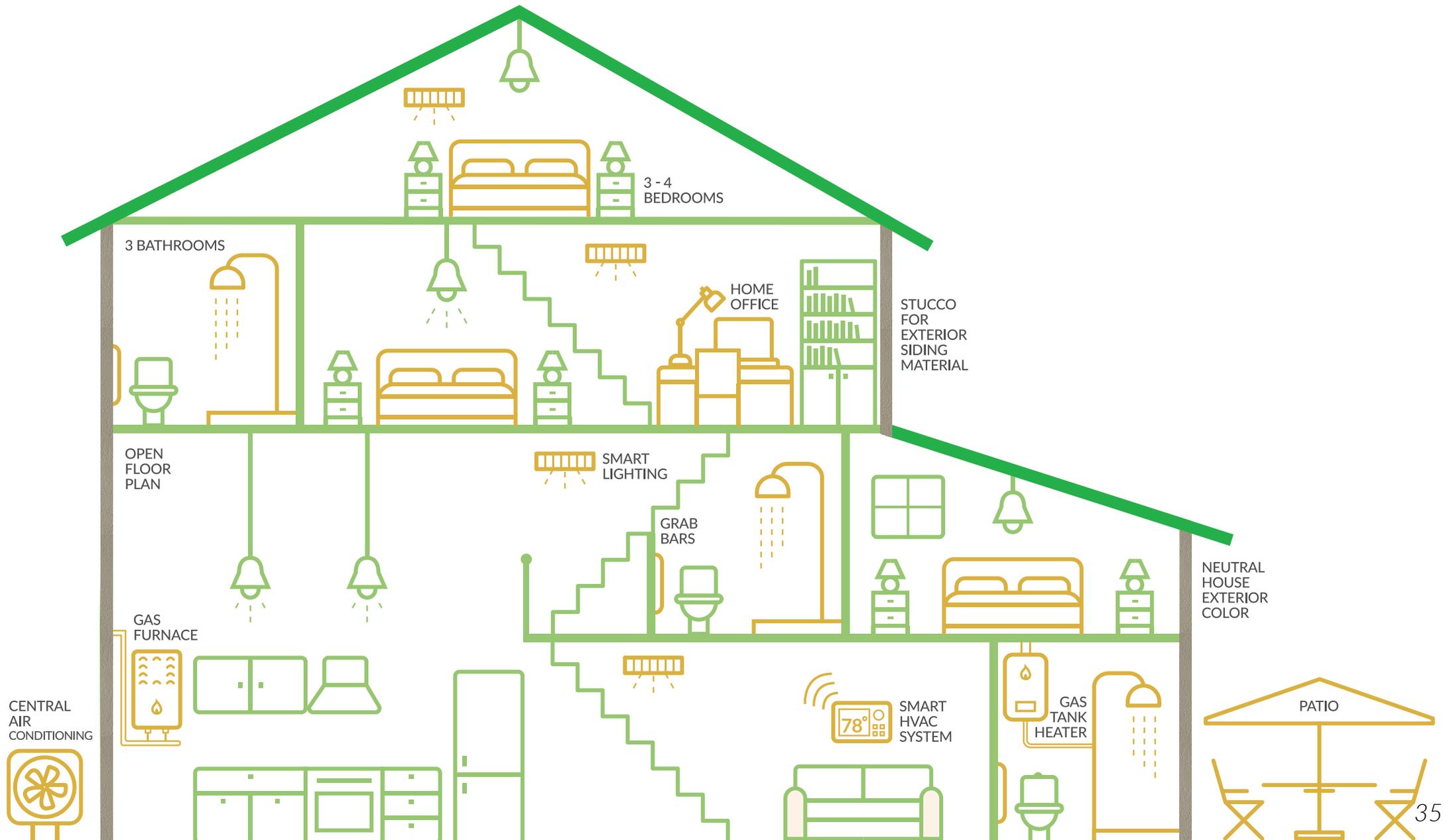


What special rooms are the most likely for homeowners to request in a new home?

The majority of respondents, 43%, feel that homeowners are most likely to request a home office in their new home. Approximately [4.3 million](#) people now work from home, so it makes sense that more homeowners are requesting a home office, either because they work from home now or hope to do so in the future.



THE MOST POPULAR SINGLE-FAMILY HOME FEATURES IN ONE GRAPHIC



PAY ATTENTION TO WHAT MAY IMPACT YOUR FUTURE

Whether you are a homeowner, potential home buyer, or industry professional, paying attention to these trends can give you insights into what is going on in the design and building worlds today. Understanding trends such as home size, efficiency, and layout can help homeowners looking to remodel and make better choices. Understanding what home buyers are most looking for helps builders and remodelers advise their clients better. And knowing what is out there as well as costs and logistics can help home buyers decide what path to take.

The trends shown in this report can give you insights that you were not aware of before. Many people know that open floor plans are popular, but learning just how popular they are and that people prefer them may impact design decisions. Also, knowing that single-home buyers prefer two-story homes with three or four bedrooms and three bathrooms can influence how you will proceed with a build, remodel, or purchase. Knowing how many people want home offices and outdoor living spaces can help you decide how to use the space you already have as well.

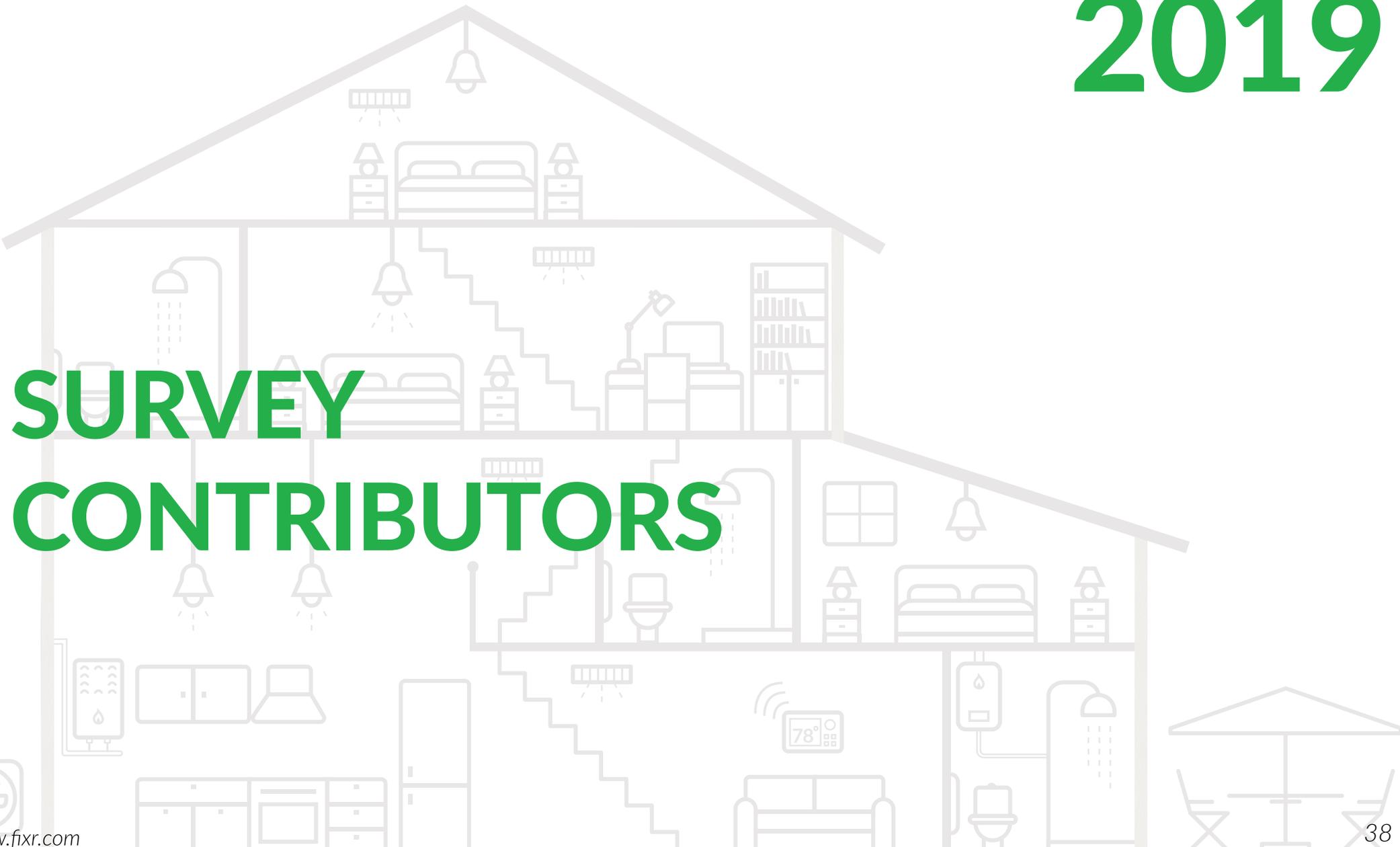
Pay attention to these and other emerging trends to see how they could impact you, your home, and your work in the future.

We asked only the best experts to assist in this survey by reaching out to 41 industry professionals from Fixr's 2019 Experts List. We asked them to select one answer or several to each question they felt best showed what the industry trends were in that category. They were also asked open-ended questions that allowed them greater freedom to get their ideas across.

Fixr selects its group of experts from within the U.S. construction industry. We look for experts who are building, designing, manufacturing, and publishing relevant content in the field.

We select experts for this list based on criteria that includes:

- Relevant experience in the industry
- Awards they have won
- Their presence online, such as web traffic, social media, and how often their name appears online
- Contributions to publications and external organizations



SURVEY CONTRIBUTORS

Adam Helfman - Host, HireitDone.com

<http://hireitdone.com>

Adam created Hire it Done to provide resources to homeowners who are not interested in the DIY movement. The website allows homeowners to find prescreened contractors, access resources, and ask questions. Adam has hosted various radio and television shows and has more than 25 years of experience in the home improvement industry.

Anne Fougeron - President, Fougeron Architecture

<http://www.fougeron.com>

Anne utilizes tactile materials and natural light to create modernist designs that are nationally recognized. Her Big Sur-based firm employs 14 architects and designers. Anne's work focuses on the placement of natural light, and her unique process keeps design and construction together.

Bill Pearn - Owner, Bill Pearn Masonry

<http://www.billpearmasonry.com>

Bill is a masonry and concrete specialist with more than 30 years of experience in the field. He likes to take on more unusual jobs such as panic rooms and historical renovations. His website hosts an award winning blog on the topic of home improvement.

Bob Borson - Principal, Malone Maxwell Borson Architects

<http://www.lifeofanarchitect.com>

Bob is one of the principal architects at Malone, Maxwell, Borson Associates. He was a winner of the Young Architect of the Year award in 2009 and today works on primarily modern residential projects. He is active in the American Institute of Architects where he has held several roles.

Bob Fincher - Publisher & CEO, Proud Green Home

<https://www.proudgreenhome.com>

Bob is the Publisher and CEO of Proud Green Home, a unique publication and information website. Proud Green Home seeks to educate people and consumers on a wide range of topics that could impact the environment. This includes green building materials and techniques.

Brent Kendle - President, Kendle Design Collaborative

<https://www.kendledesign.com>

Brent believes that modern design is not just a style, but also a philosophy that creates homes without limitations. Brent is the president of Kendle Design Collaborative, an architectural firm that specializes in modern, luxury design. Brent was first inspired by the architecture of Frank Lloyd Wright and uses many of the same principles he learned as a child in his own work today.

Brian Wickersham - Owner, Aux Architecture

<https://auxoffice.com>

Brian is the Owner of Aux Architecture, an award-winning architectural firm in Los Angeles. The firm strives to investigate all possibilities in functionality and the use of the space in every build. In addition to designing, Brian is also a lecturer on architecture and design and is LEED-certified.

Brinn Miracle - Senior Associate, Kirksey Architecture

<http://architangent.com>

In addition to earning both her bachelor's and master's degrees at Texas Tech University, Brinn spent a summer studying architecture in eight different European countries. Noteworthy projects include a casino with a hotel and several buildings at South Texas College. In addition to being a senior associate at Kirksey Architecture, Brinn also runs Architangent, an online blog dedicated to architecture.

Carmen De La Paz - DIY Expert, TV Host, Carpenter

<http://carmendelapaz.com>

Carmen is a designer, an artist who works in metal, wood, and glass, and a TV host and personality. She heads the De La Paz Designs & Artisans school, which offers a range of classes on DIY, power tools, woodworking, and more. She is currently working on the Emmy Award-nominated show Home Made Simple on the Oprah Winfrey Network.

Charles Hendricks - Architect, The Gaines Group, PLC

<http://thegainesgroup.com>

Charles is an architect with The Gaines Group, a firm that believes that through design, we can have a better future. Charles is also the sustainability and marketing director for the firm, which handles all angles of design from consultation through interiors. Charles focuses on durable, energy-efficient buildings throughout Virginia's Shenandoah Valley. He works on both residential and commercial projects and has received a number of "Best of Houzz" awards for customer satisfaction and design.

Chelsie Butler - Executive Editor, Kitchen and Bath Business Magazine

<https://www.kbbonline.com>

Chelsie is the Executive Editor of KBB, the official publication of both KBIS and the NKBA. The award-winning publication focuses on kitchen and bath design elements, materials, and innovations that offer insights and ideas for homeowners and professionals alike.

Eric Crey Freed - Founding Principal, organicARCHITECT

<http://organicarchitect.com>

Eric is the founding Principal of organicARCHITECT as well as a licensed architect in California, New Mexico, and Arizona. Eric is one of the recognized leaders in the field of organic architecture, which is a field first begun by Frank Lloyd Wright. Eric is originally from Philadelphia and began his career there and in New York.

Jay Kallos - VP Architecture, Ashton Woods Homes

<https://www.ashtonwoods.com>

Jay is the VP of architecture for Ashton Woods Homes. This award-winning firm has been doing business in the Georgia area for more than 30 years. They build and sell properties across the nation and focus on new and innovative designs and strategies for success.

Jeffrey Pelletier - Principal and Owner, Board & Vellum

<http://www.boardandvellum.com>

Based in Capitol Hill, Seattle, Jeff and his firm have contributed to countless projects throughout the area, including residential, retail, commercial, and multi-family. He has grown Board & Vellum to more than 20 employees and earned the Puget Sound Business Journal's "40 Under 40" Award. Board & Vellum prides itself on not being your typical design firm, keeping an emphasis on the homeowner's dreams and plans.

Jen Woodhouse - Owner, The House of Wood

<https://jenwoodhouse.com>

Jen is a DIY blogger at The House of Wood. A military wife and performing songwriter, Jen is also a self-taught carpenter. She now creates tutorials to help others make the most of their homes.

Jeremiah Russell - Principal/Architect ROGUE Architecture

<http://www.roguearch.com>

Jeremiah graduated from the Savannah College of Art and Design with a master's degree in architecture in 2003. He spent more than 10 years working for various other firms before founding ROGUE Architecture. He focuses his designs on optimizing the space for the needs of the client, including those ones they may have in the future.

Joel Shine - CEO Woodside Homes

<https://www.woodsidehomes.com>

Joel is the CEO of Woodside Homes, one of the top 30 homebuilders in America. They dedicate themselves to providing character and thoughtful service to every home they build, going beyond the normal design process to produce residences that are “Better by Design.”

Lain Chappell - Owner, Solid Rock Custom Homes

<http://www.solidrockcustomhomes.com>

Lain is the Owner and President of Solid Rock Custom Homes, located in Colorado Springs. Lain is a certified Graduate Remodeler of the National Home Builders Association and holds a general contractor’s license with the Pikes Peak Regional Building Department. He has worked in the Pikes Peak area for more than 17 years.

Larry Kush - Senior Vice President, ORION Investment Real Estate

<http://www.orionprop.com>

An Army veteran of Vietnam, Larry has successfully led three home-building companies in Arizona. He received awards twice as Marketing Director of the Year. Larry is a leader throughout the Southwest and currently serves as a planning commissioner for the City of Scottsdale. Having worked in the industry for more than 35 years, Larry is also an honorary life board member of the Home Builders Association of Central Arizona.

Larry Zarker - CEO, Building Performance Institute

<http://www.bpi.org>

Based in Washington, D.C., Larry brings more than 30 years of experience to the table. He is the current CEO of the Building Performance Institute, a company offering certifications in building knowledge. Larry focuses on changing the way people build and live in their homes for the better.

Lee Calisti - Principal, lee CALISTI architecture+design

<http://www.leecalisti.com>

Based in Greensburg, Pennsylvania, Lee focuses on both new construction and reuse projects at the commercial, institutional, and residential levels. Lee has served as an adjunct associate professor at Carnegie Mellon University's School of Architecture and blogs regularly at ThinkArchitect.wordpress.com. Lee takes a collaborative approach when working with clients and contractors to ensure that everyone is contributing to the design process on all levels.

Lora Teagarden - Project Architect, L² Design, LLC

<http://l-2-design.com>

An Indianapolis-area native, Lora returned to her home city after several location changes following graduate school. She is LEED AP BD+C certified and has managed projects of all sizes. Her business began from the need for a creative outlet, and she believes that dreams and designs are always worth sharing.

Mark English - Director, American Institute of Architects California Council

<http://www.markenglisharchitects.com>

A San Francisco native, Mark studied architecture in Florence, Italy before starting his own firm. In addition to focusing on sustainable design, he also serves as the editor of two online magazines, The Architect's Take and Green Compliance Plus. Mark's focus is on creating a design that is sustainable, flexible, and built to last.

Nader Tehrani - Principal, NADAAA

<http://www.nadaaaa.com>

Nader is the principal designer at NADAAA, a Boston-based architecture and urban design firm. NADAAA has consistently ranked in Architect's Magazine's Top 50 U.S. Firms list for the last six years. The firm has won numerous awards for their projects, which range in size and scale from furnishings to major urban buildings.

Neal Pann - Architect, Dahlin Group Architecture Planning

<https://www.dahlingroup.com>

Neal is an architect with Dahlin Group Architecture Planning. Dahlin was first formed in the 1970s and has overseen numerous large-scale projects since then. They keep a diverse group of architects on staff who are passionate about creating plans that promote their clients' well-being.

Patrick Brawley - Principal, SmithGroupJJR

<https://www.smithgroup.com>

Patrick is a landscape architect with SmithGroupJJR. He served as the project manager on Loyola University's award-winning Lake Shore Campus and helped create the stormwater designs that protect the water quality. Patrick specializes in urban parks and public spaces, as well as green infrastructure.

Paul Brant Williger - Principal, Paul Brant Williger Architect

<http://willigerarchitect.com>

Paul is a graduate of Columbia and has been an architect for more than 30 years. He started his own firm six years ago and has been working in residential architecture. He plans to expand to new areas in the future.

Paul Doherty - President & CEO, The Digit Group

<https://www.thedigitgroupinc.com>

Paul is the President and CEO of The Digit Group, a real estate development company. The Digit Group designs and builds smart cities that utilize technology solutions as the basis of the designs. The company is based in New York City and has built smart cities in countries around the globe.

Pierrette Tierney - VP Business Development, Magleby Construction

<http://maglebyconstruction.com>

Pierrette is the VP of Business Development with Magleby Construction. Magleby is a luxury custom home builder located in Utah. They offer full property services as well as custom builds in a wide range of communities.

Rhett Jeffcoat - VP Sales & Estimating, Randy Jeffcoat Builders

<https://www.randyjeffcoatbuilders.com>

Rhett is the VP of Sales and Estimating with Randy Jeffcoat Builders. Randy Jeffcoat Builders is a full-service design and build firm located in South Carolina. Rhett worked for several years on various construction teams before joining Randy Jeffcoat Builders. He has a bachelor's degree in Real Estate.

Richard Landry - Owner, Landry Design Group

<https://www.landrydesigngroup.com/#>

Richard is the founder of Landry Design Group. He has been continuously featured on the Architectural Digest list of the top 100 Architects and Designers since 2000. He has worked on a wide range of diverse projects, including classical estates and rural villages. His company takes every new project as an opportunity to explore new innovations.

Sabine H. Schoenberg - Founder & Host, Sabine's New House

<https://sabinesnewhouse.com>

Sabine is the founder of Sabine's New House, a website that aims to help both consumers and professionals in the building process. The site focuses on topics such as green building, smart home technologies, and healthy materials.

Sarabeth Asaff - Home Remodeling and Decor Expert, Fixr

<https://www.fixr.com>

Sarabeth is a former kitchen and bathroom designer, working as a home remodeling and decor expert for Fixr. She has a passion for all areas of home improvement and strives to educate homeowners to make better choices for their homes.

Scott Carson - Principal, PHX Architecture

<https://phxarch.com>

Scott is a principal architect with PHX Architecture, an award-winning firm located in Arizona. The firm has a wide range of specialities, including luxury residential, hospitality, commercial, golf clubhouses, and restaurant design.

Scott Cullens - Owner, Palm Pacific Construction

<https://palmpacificconstruction.com>

Scott is the Owner of Palm Pacific Construction, one of the Top 200 Most Influential Design Firms. Their philosophy is that the focus should be on the details of a project and that it is the finish of the design that really counts.

Steve Parker - President / COO, Park Square Homes

<http://www.parksquarehomes.com>

Steve is the President and COO of Park Square Homes, a family-owned and operated design and build firm. Park Square Homes is one of the first to build an Energy Star 3.0 home in 2012 and strives to build homes in the Central Florida area that enhance the community they are located in.

Susan Cohan - Owner, Susan Cohan Gardens

<http://susancohangardens.com>

Susan owns Susan Cohan Gardens, a full-service landscape design studio. This award-winning business tackles projects of all sizes, including outdoor living spaces on small residential homes to large country estates. Susan has more than 15 years of experience in this area and works to exceed client expectations.

Susan P. Berry - Founder & ADA Expert, Disability Smart Solutions

<https://disabilitysmartsolutions.com>

Susan is the Founder of Disability Smart Solutions, an ADA accessibility consultant firm. Susan is passionate about making all buildings accessible to all people. She brings more than 35 years of experience in various parts of the building industry to the table.

Tim Costello - President & CEO, NewHomeSource

<https://www.newhomesource.com>

Tim heads up NewHomeSource, one of the largest databases of new homes and new home builders. NewHomeSource helps you find your dream home, with new home communities, construction service links, and new construction homes just a click away.

Tom Kraeutler - Syndicated Radio Host, Money Pit Media

<https://www.moneypit.com>

Tom is the one of the hosts of the syndicated call in radio show The Money Pit. He answers questions from listeners on a wide range of topics from pests to decks. The show is consistently nominated one of America's Top 100 Radio Shows.



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Home Improvement Cost Guides Related to the Report

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- [Ductless Air Conditioner Cost](#)
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- [Electric Water Heater Installation Cost](#)
- [Gas vs Electric Water Heater](#)
- [Tank vs Tankless Water Heater](#)

House Exterior and Outdoor

- [Siding Cost](#)
- [Stucco Siding Cost](#)
- [Fiber-Cement Siding on Addition Cost](#)
- [Brick or Stone Siding Cost](#)
- [Wood Siding on Addition Cost](#)
- [Exterior Painting Cost](#)
- [Build a Patio Cost](#)
- [Build Deck Cost](#)
- [Build Porch Cost](#)
- [Landscaping Cost](#)
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Special Features

- [Home Security System Cost](#)
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Remodeling Terms Cheat Sheet

Aging in Place

Continuing to live in your home after it has been modified to meet your needs as you age.

Colonial House

A style of home that evolved from European influence when colonists immigrated from Europe. It is now one of the most popular home styles in the U.S.

Ductless Air Conditioning

In-wall air conditioning that does not rely on existing ducts to circulate the air but is more efficient than window units.

Energy Star Rated Appliances

Appliances that have been certified by a government-backed labeling program designed to help homeowners and businesses find the most efficient appliances in order to save money and reduce greenhouse gas emissions.

Fiber Cement

A building material made with cellulose fiber, concrete, and recycled materials such as glass.

Gable-End Fortification

Fortifying or strengthening the roofline of a home at the gables. Sometimes, this is done as part of a retrofit for disaster fortification.

Geothermal Heat Pump

A highly efficient source of heating and cooling that transfers heat to and from the ground. It is used as a central heating and cooling source in many homes.

Heat Pump (Air Source)

A device used to heat or cool the air in a home by moving hot and cold air to where it is needed. The unit pulls hot air from inside the home in the summer and directs it outdoors, leaving the cool air inside. During the winter, it pulls heat from outdoors and directs it into the home, thereby warming it.

HVAC

An acronym for Heating, Ventilating, and Air Conditioning, which is the standard system that controls the temperature and quality of air in homes and buildings.

Multiple On Demand Heaters

Using more than one on demand hot water tank to heat the water in a home, primarily for homes that have several bathrooms.

Modern House

A style of home with architecture that includes expressive use of modern materials, an exposed structure, and specific elements, such as post and beam, flat or low-pitched roofs, and the incorporation of landscaped areas inside the home.

Open Floor Plan

A wide open interior with few to no walls or barriers, which usually encompasses the kitchen, dining room, and living room of the home.

Ranch House

A style of house that is characterized by a single story, open floor plans, and a long, close-to-ground profile.

Roof Strapping

Strapping or strips of wood that are installed on the inside of the roof or ceiling of the home.

Single On Demand Heater

A single on demand hot water tank responsible for providing all the hot water in the home.

Steam Heat/Radiators

An efficient style of heating the home that forces hot water through a series of pipes and radiators that emit heat. They are popular because they do not dry the air.

Sump Pump

A mechanical device used to remove water from wet areas, such as basements and crawl spaces to prevent flooding.

Wood Lap

A type of siding that may be either traditional or Dutch horizontal or a form of shiplap. Traditional lap siding extends the upper board slightly over the top of the board below. Shiplap keeps all the boards level with one another, top and bottom.