

NEWSLETTER

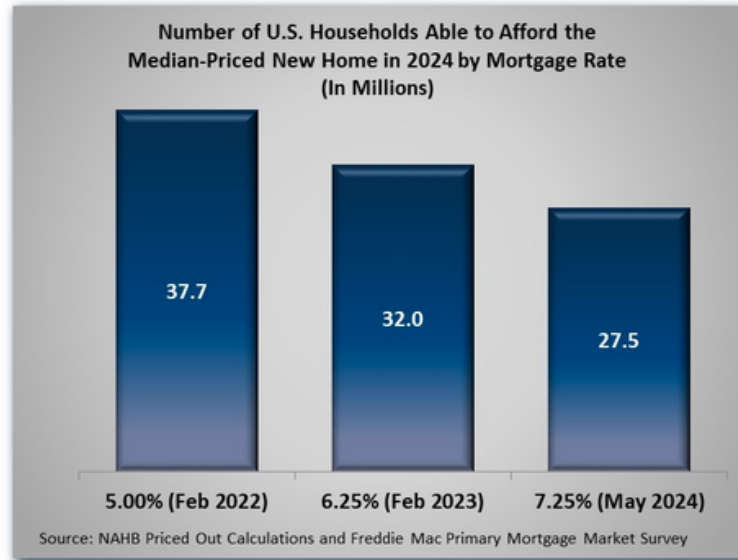
MONTHLY UPDATED INDUSTRY NEWS

HOMEBUILDERS NEED TO HAVE AN ADVANTAGE IN THE MARKET

ONLY 27 MILLION U.S. HOUSEHOLDS CAN AFFORD A NEW HOME IN 2024 COMPARED TO 37 MILLION IN 2022

According to the latest [press release](#) from Freddie Mac, the average rate on a 30-year fixed-rate mortgage has now risen to approximately 7.25%. As the data posted on NAHB's priced-out [web page](#) shows, at this rate only about 27.5 million (out of a total of 134.7 million) U.S. households could afford to buy a median-priced new home, based on their incomes and standard underwriting criteria.

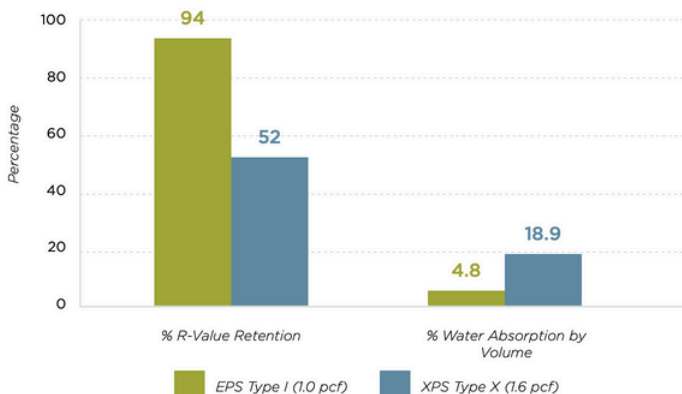
For context, consider that the last time the average mortgage rate was under 6.25% was in mid-February of 2023. If that interest rate prevailed now, 4.5 million more households (for a total of 32.0 million) could afford the median new home. A year further back, prior to mid-February of 2022, the average mortgage rate was consistently under 5.00%. At a rate of 5.00%, 37.7 million households could afford the median new home. In short, 10.2 million U.S. households are currently being priced out of the market by the average mortgage rate sitting 225 basis points higher than it was in February 2022.



NAHB - PAUL EMARTH, MAY 8, 2024
EYE ON HOUSING
NATIONAL ASSOCIATION OF HOME BUILDERS DISCUSSES ECONOMICS AND HOUSING POLICY

EPS VS XPS

In-Situ R-Value Retention & Water Absorption



- XPS retains about 18.9% moisture content versus EPS retention of 4.8%.
- After 30 days of drying, the XPS retained 15.7% moisture content while the EPS contained only 0.7%.
- The 15 year in situ study showed that EPS retained 94% of its R-value while XPS lost 50% of its original R-value.
- In closed cell foams like EPS and XPS, the blowing agent used to create the foam bubbles boosts the insulation value. In EPS, the blowing agent is stable over time and there is little R-value loss.
- In XPS foam products there is blowing agent diffusion and replacement by air, and thus diminishing R-value over time.

DID YOU KNOW?

Insulating below-grade foundations, crawlspaces, and under slabs can reduce total energy expenditure by up to 25%. Below grade insulation can:

- Reduce energy usage and increase comfort
- Protect concrete from the freeze-thaw cycle, which reduces deterioration from spalling and cracking

Your Foundation is costing you too much time, labor and money!

Mono Slab® EZ Form is a patented product that allows you to form, insulate and back-fill all before you pour and place concrete. Mono Slab® EZ form removes several steps compared to traditional foundation processes.

Savings can be found in:

- Decreased Concrete
- Decreased Labor
- Decreased time spent on each foundation

Mono Slab® Benefits:

- Saves Time, Labor & Money
- Excavation to Framing in 3 days
- Eliminates excessive stakes and kickers
- Removes return trip to strip and backfill
- Improves Job-site Safety
- Insulates while forming
- Mono Slab® can be used in ALL climates, and in conjunction with post tension systems

Benefits of Slab Foundations

Slab foundations have many advantages. Some of the most common include:

Cost Savings

- Slab foundations are generally less expensive to build than other types of foundations. This is mainly because wooden members such as floor joists are not required, eliminating their cost. Also, since there is no crawl space under them, the utility costs associated with heating and cooling are lowered.

Relatively Easy to Build

- The pouring of concrete slabs takes a single day, minus the prior preparations. Overall, the entire process can take four days to complete from start to finish, assuming the weather is not a problem.

Requires Less Maintenance

- When built right, a slab foundation can last 80 to 100 years. A slab foundation is solid and thick, making it strong. Also, if built on areas where the soil does not freeze, homeowners with slabs have very little to worry about

Energy-Efficient

- The lack of a crawl space in a home significantly lowers its utility bills associated with heating and air conditioning.

Less Risk of Mold, Mildew, or Insect Infestations

- A concrete slab foundation can protect your home from mold and termites. This is largely due to the lack of space under the slab for mold to form or pests to nest.

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