



## How to Build a Cost Effective "Green" Home The Six Key Systems Approach

**Green Defined:** Healthy, efficient, disaster resistant, mold resistant, pest resistant, low maintenance, low environmental impact, built for life.

**First, Here's the Math:** Mortgage + utilities is LESS in a green home - you put more money in your pocket at the end of the month, after paying your bills. The five to eight percent more on construction costs (financed by the bank) is paid for, plus extra spending money, by the 60 to 75 percent on electric costs and 30 percent reduction in water cost. Maintenance is lower, too.

### **Six Key Systems:**

**1. Poured Solid Concrete Wall or Structural Insulated Panel:** Avoids trapping moisture in walls for mold growth, stronger, better insulation, better sound resistance, better pest resistance, more accurate, faster construction.

**2. Sealed Attic Construction:** Using either Biobased water-blown healthy foam insulation sprayed on the underside of the roof deck, or a structural insulated panel roof (such as HPRS), provides a sealed, conditioned attic space, keeping heat, dust, moisture, pests and wind out. Attic temperatures are reduced from the typical 130 to 140 degrees F to 80 to 85 degrees. Now the attic is dry, cool, usable storage space. This saves on A/C costs, improves indoor air quality, and helps protect the roof in high winds.

**3. Efficient, Impact Resistant Windows:** Choose windows that are both energy efficient and protect the building envelope against wind forces getting inside to lift off the roof. This completes the "green" shell of your building.

**4. High Efficiency Air Conditioning, Dehumidification and Fresh Air:** We recommend looking at water-cooled air conditioning, able to keep summer A/C costs up to 50 percent lower than even the most efficient air-cooled equipment. Houses need more fresh air to flush out toxins. Fan recycler or energy recovery ventilation is recommended, along with a humidistat to keep humidity at 60 percent or lower.

**5. Passive Solar Water Heating:** The single most powerful energy saver of the 6 Key Systems. Reduces water heating costs by 70 to 95 percent (overall electric bill reduction of more than 20 percent). Has no moving parts, doubles the hot water supply for the house, provides hot water when power is out, and offers a 30% Federal Tax Credit to the home buyer.

**6. Brac Greywater System** - Self-contained system that cleans and recycles shower and laundry water to use for flushing toilets. Typical savings of 30% of household water and sewer use.

For more information, please contact:

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