

what is a green HOME?



Green homes incorporate technology, smart design, construction, and maintenance elements to greatly reduce the negative impact of the home on the environment. This is often done through increasing energy efficiency, conserving water, recycling products, using sustainable materials and improving indoor air quality.

Green homes use less energy, water and natural resources than typical homes, and they create less waste and are healthier for those living inside. They are also ideally near public transportation and amenities.

Building materials often come from sustainable resources and the homes are built to minimize impact on the surrounding environment. According to the U.S. Building Council, green homes not only save the owner operating costs, but also benefit owners by reducing waste, conserving natural resources, improving air and water quality, minimizing the strain on local infrastructure and contributing to an overall better quality of life.

More and more builders are building green homes, but existing homes can also be converted into green homes.

Green makeovers can happen all at once or through gradual changes.

According to the 2006 Residential Green Building SmartMarket Report published by McGraw-Hill Construction, Green homes are expected to make up more than 10% of new home construction by 2010.

Many local and state governments, utilities and other companies offer rebates, tax breaks and other incentives for green home owners.

Green homes benefit you, your family, your community and the world! Now, with this guide, you'll have the answers to "When is the payback?" This guide is a trusted resource for both the American Institute of Architects and the Green REsource Council. It will help provide the foundation for you to begin saving energy, money and the environment.

Photo: Green Homes can come in surprising shapes, sizes, and locations. This one looks traditional from the front but it is actually solar powered from the backyard roof panels. It was converted from an existing nineteen fifties house, includes over 50 eco-initiatives, and it is less than ten houses away from the local commuter train. See greenandsave.com

payback
comes
in year

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Why pay for heat and AC when you're not using it? Why pay for conventional lighting that uses more power to create heat than light? Why let your water heater work harder than necessary to keep your water hot? Why waste money with anything that leaks?

	Additional Cost	Annual Savings	10 Year Savings	Return on Investment
Programmable Thermostat	\$115	\$180	\$1,800	156%
Compact Fluorescent Light bulbs	\$60	\$80	\$800	133%
Standby Power Reduction	\$20	\$24	\$240	120%
Hot Water Heater "Blanket"	\$25	\$20	\$200	120%
Shower Heads	\$180	\$200	\$2,000	111%
Heating System Tune-up	\$200	\$180	\$1,800	90%
Seal Duct Leaks	\$450	\$300	\$3,000	66%
Dishwasher	\$20	\$13	\$130	65%
Water Filters	\$200	\$104	\$1,040	52%
Water Efficient Toilets	\$50	\$25	\$250	50%

Certain initiatives factor in multiples to cover the US average 2,500 sq. ft. home, and 'Additional Cost' is based on factors over and above the 'Non-Green-Products'. See the calculation breakdowns at greenandsave.com



payback
comes
in years

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	Additional Cost	Annual Savings	10 Year Savings	Return on Investment
Solar Path and Garden Lights	\$375	\$176	\$1,760	47%
Windows	\$700	\$300	\$3,000	43%
Skylights	\$70	\$30	\$300	43%
Insulated Walls	\$750	\$300	\$3,000	40%
Insulated Basement Walls	\$750	\$300	\$3,000	40%
Insulated Ducts	\$450	\$180	\$1,800	40%
Solar Attic Fan	\$500	\$200	\$2,000	40%
Replacement Light Fixtures	\$108	\$40	\$400	37%
Toxic Free Paints	\$70	\$25	\$250	36%
Faucets	\$300	\$100	\$1,000	33%
Water Heater Replacement	\$150	\$48	\$480	32%
Sealed Air Leaks	\$554	\$180	\$1,800	32%
Whole House Water Filters	\$1,000	\$312	\$3,120	31%
On Demand Hot Water Heater	\$450	\$120	\$1,200	27%
Furnace Replacement	\$1,145	\$300	\$3,000	26%
Trees	\$1,200	\$300	\$3,000	25%
Clothes Washer	\$300	\$72	\$720	24%
Recycled Mulch	\$172	\$38	\$380	22%

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Why pay for power?
Why not replace your old windows with energy efficient ones? Why not use technology to reduce summer heat? Why waste power with inefficient light fixtures? Why paint a room with harmful chemicals that risk your health?