**green homes**

The Northwest Multiple Listing Service (NWMLS), and by extension, real estate professionals in our area, have the information you need to find a green or energy efficient home. It is a simple decision to make and an important one to consider as you construct or purchase your new home. The home you buy will have an ongoing impact on your quality of life and your utility bills. The home you buy also has an impact on our environment – from the natural resources consumed in construction to the greenhouse gases consumed in its operation.

Buying a home is a significant investment and a choice that will have consequences for you and your family. Including how you travel to and from work, your family’s health, and your utility bills. The home you buy will have an impact on our environment – from the natural resources consumed in construction to the greenhouse gases consumed in its operation.

**Further Reading**

- Green Remodeling: Changing the World One Room at a Time by Kathleen O’Brien & Kathleen Smith (Timber Press, 2008)
- The Northwest Green Home Primer by Kathleen O’Brien & Kathleen Smith (Timber Press, 2008)

**Home Certification Programs**

- **BUILT GREEN™** for Single-Family Homes, Condominiums and Townhomes: www.builtgreen.net
- **LEED™ for New Homes** (Leadership in Energy and Environmental Design): www.usgbc.org
- **ENERGY STAR®** for New Construction and Remodels: www.energystar.gov
- **WaterSense** labeled toilets, faucets, and other products: www.epa.gov/watersense
- **GreenGuard** indoor air quality certified paints, finishes, adhesives, flooring, and other products: www.greenguard.org
- **National Association of Home Builders’ Green Home Certification Programs**: www.nahb绿色.org

**Product Information**

- **ENERGY STAR®** for Homes:  www.northwestenergystar.com
- **LEED™** for Homes: www.usgbc.org
- **Green Remodeling: Changing the World One Room at a Time** by Kathleen O’Brien & Kathleen Smith (Timber Press, 2008)
- **City of Seattle**
  - Department of Planning & Development: www.seattle.gov/dpd

**City of Seattle**

- Department of Planning & Development
- City Green Building
- www.seattle.gov/dpd
- 700 5th Ave., Suite 2000
- O. Box 34019
- Seattle, WA 98124-4019
- (206) 684-3800
- www.seattle.gov/dpd/greebuilding
- www.seattle.gov/light/conservation
- www.seattle.gov/citygreenbuilding
- www.greentools.us
- www.greenguard.org
- www.epa.gov/watersense
- www.epa.gov/energystar
- www.cprw.org
- www.epa.gov/energy/sustainability
- www.epa.gov/energy/energystar
- www.epa.gov/energy/leed

**This information can be made available on request to accommodate people with disabilities.**

**Thank you!**
Public Resources

- City of Seattle Green Building Program: www.seattle.gov/dpd/greenbuilding
- King County Green Home Program: www.greenbuildon.org

Home Certification Programs

- BUILT GREEN™: www.builtgreen.net
- ENERGY STAR®: www.energystar.gov
- LEED® (Leadership in Energy and Environmental Design): www.usgbc.org

Funding Sources

- National Green Building Program
- BUILT GREEN™
- GreenStar certified appliances, lighting, heating equipment, and other products: www.greenstarinc.com
- GreenGuard® indoor air quality certified paints, finishes, adhesives, flooring, and other products: www.greenguard.org
- WaterSense labeled toilets, faucets, and other products: www.epa.gov/watersense
- National Insurance Rating Council certified windows: www.nirc.org

Further Reading

- The Northwest Green Home Primer by Kathleen O’Brien & Kathleen Smith (Timber Press, 2008)

- Department of Planning & Development, City of Seattle, WA 98124-4019
- City Green Building Program: www.seattle.gov/dpd/greenbuilding
- 700 5th Ave., Suite 2000
- (206) 684-3800
- www.seattle.gov/dpd/greenbuilding

- National Fenestration Rating Council certified windows: www.nfrc.org
- WaterSense labeled toilets, faucets, and other products: www.epa.gov/watersense
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Further Reading

- The Northwest Green Home Primer by Kathleen O’Brien & Kathleen Smith (Timber Press, 2008)
Building/SingleFamilyResidential/that's healthy, saves money, and gives helpful hints on materials and strategies to create a home that's healthy, saves money, and is easy on the environment:

The City of Seattle's Green Home Guides cover common home buying and strategies to create a home that's healthy, saves money, and is easy on the environment:

And, fewer auto miles will translate into more time on activities you truly enjoy. Shopping, recreation and public transportation means you'll spend less time in your car. Finding a home in a neighborhood with quick and safe access to restaurants, shops, services you use.

An existing home will be less likely to have been certified via a green building rating system, but in an environmentally sound choice neighborhood. In fact, by buying an older home you keep existing neighborhoods vibrant and allow the environmental impact of new development to be reduced. Buying an existing home can be the opportunity to create the green home that fits your specific needs.

Home energy use is responsible for 20% of CO₂ emissions nationwide. Choosing, or creating, a more energy-efficient home will reduce fuel use, greenhouse gas emissions and your utility bills. In the Northwest an ENERGY STAR® home will be at least 15% more energy efficient than a home built to current building codes. An energy-efficient home will have:

1. A sealed, insulated, overhang with minimum R-21 walls, R-38 attic and R-30 floors (higher is better).
2. Windows certified by the National Fenestration Rating Council (NFRC) with a U-factor of 0.30 or lower.
3. Exterior doors with a U-factor of 0.30 or lower.
4. Gas hot water heater with efficiencies of 0.66 as a minimum and electric hot water heaters with efficiencies of 0.75 as a minimum. for utility savings.

size

The average size of a new home in the U.S. has more than doubled in the last 30 years to 2,434 square feet (while the average size of the family occupying these homes has decreased to just 2.3 people). That's almost 1,800 square feet per person. A smaller home is inherently more resource efficient and your ongoing costs for utilities and cleaning will be lower.

A well-designed small house can provide the same amount as a larger one, at a lower cost. A dream home based on square footage alone, think first about how the home's interior and spaces will fit your needs. Multi-nuance: an entry that also serves as a guest room, for instance, allows you to accommodate frequent and rapid guests.

site and landscaping

How your lot is landscaped has an enormous impact on property value, resource use, your sense of ownership, and the wildlife that live in our urban environment. Appropriate site design practices include leaving part of the building site undisturbed, retaining trees and native vegetation on the site, and amend the topsoil with compost. "Plant picturesque" true permanent vegetation along with purposeful surfaces such as pavements, often necessitates to provide shade in the end of your day. This reduces the load on your energy use and your utility bills.

WaterSense labeled high-efficiency toilets, including dual-flush, rated at 1.28 gallons per flush (gpf). WaterSense labeled faucets, 2.5 gpf kitchen faucets, and 1.5 gpf bathroom faucets.

energy efficiency

Home energy use is responsible for 20% of CO₂ emissions nationwide.

Choosing, or creating, a more energy-efficient home will reduce fuel use, greenhouse gas emissions and your utility bills. In the Northwest an ENERGY STAR® home will be at least 15% more energy efficient than a home built to current building codes. An energy-efficient home will:

1. A sealed, insulated, overhang with minimum R-21 walls, R-38 attic and R-30 floors (higher is better).
2. Windows certified by the National Fenestration Rating Council (NFRC) with a U-factor of 0.30 or lower.
3. Exterior doors with a U-factor of 0.30 or lower.
4. Gas hot water heater with efficiencies of 0.66 as a minimum and electric hot water heaters with efficiencies of 0.75 as a minimum. for utility savings.

locatation, location, location

Where you buy not only affects the home's current and future value, but also affects your lifestyle. Finding a home in a neighborhood with quick and safe access to restaurants, shopping, recreation and public transportation means you'll spend less time in your car and more time on activities you truly enjoy.

And, fewer auto miles will translate into more time on activities you truly enjoy. Shopping, recreation and public transportation means you'll spend less time in your car. Finding a home in a neighborhood with quick and safe access to restaurants, shops, services you use.

An existing home will be less likely to have been certified via a green building rating system, but in an environmentally sound choice neighborhood. In fact, by buying an older home you keep existing neighborhoods vibrant and allow the environmental impact of new development to be reduced. Buying an existing home can be the opportunity to create the green home that fits your specific needs.

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healthy indoor air

The breathing air in your home should be as pure as possible. The air quality in the home can be affected by several factors, including the source of the air, the ventilation system, and the materials used.

The City of Seattle’s Green Home Guides cover common home buying and strategies to create a home that's healthy, saves money, and is easy on the environment:

And, fewer auto miles will translate into more time on activities you truly enjoy. Shopping, recreation and public transportation means you'll spend less time in your car. Finding a home in a neighborhood with quick and safe access to restaurants, shops, services you use.

An existing home will be less likely to have been certified via a green building rating system, but in an environmentally sound choice neighborhood. In fact, by buying an older home you keep existing neighborhoods vibrant and allow the environmental impact of new development to be reduced. Buying an existing home can be the opportunity to create the green home that fits your specific needs.
Building/Single Family Residential/ is easy on the environment: that's healthy, saves money, and gives helpful hints on materials and location.

Energy Audits to Roofing, and Home Guides cover common location, location, location

site and landscaping

Here your lot is landscaped has an enormous impact on water consumption, water quality in our region's waterways, and even the wildlife that live in our urban environment. How your lot is landscaped has an enormous impact on water consumption, water quality

energy efficiency

Home energy use is responsible for 20% of CO₂ emissions nationwide. A well-insulated, airtight, envelope with minimum R-21 walls, R-38 roofs and R-30 floors (higher is better). A well designed small home can provide the same amenities as a larger one, at a lower cost.

WaterSense labeled high-efficiency toilets, including dual-flush, rated at 1.28 gallons per flush. ENERGY STAR® rated, or simply http://www.walkscore.com

healthy indoor air

The materials and practices used to construct your home will have a serious impact on your family's health. Many of the glues and solvents used in building products, such as particle board and joists, affix harmful volatile organic compounds (VOCs) you can see. Improperly constructed and ventilated homes can increase the potential for mold and for health-related problems caused by pollutants within the home. How your house needs to be well ventilated, either through passive or mechanical means, to ensure indoor air quality and to keep interior moisture levels that can reduce mold growth.

sustainable materials

Flourishing, culturing, and other products in your home may vary widely in the impact their manufacture has on our environment.

"Green building," or the process of constructing a building that minimizes its environmental footprint, is the environmental impact to build and operate that home. A green home has been constructed to maximize its environmental footprint, while at the same time ensuring comfort, durability, a healthy indoor environment and low utility costs.

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What is a green home?

A building is often said to have a “footprint” which represents the outline of the structure on the ground. But all buildings, including your home, also have an ecological footprint - the environmental impact to build and operate that home. A green home has been constructed to minimize its environmental footprint, while at the same time ensuring comfort, durability, a healthy indoor environment and low utility costs.

Existing Houses

An existing house will be less likely to have been certified via a green building system but it is environmentally sound choice nonetheless. In fact, by buying an older house you keep existing neighborhoods vibrant and allocate the environmental impact to build that home to a previous owner. While you may not be able to change the environmental footprint of an existing house, you can be the opportunity to create the green home that fits your specific needs.

Location, location, location

Where you buy not only affects the home’s current and future value, but also affects your lifestyle. Finding a home in a neighborhood with quick and safe access to restaurants, shopping, recreation and public transportation means you’ll spend less time in your car and more time on activities you truly enjoy.

Energy efficiency

Home energy use is responsible for 20% of CO2 emissions nationwide. Choosing, or creating, a more energy-efficient home will reduce fossil fuels, greenhouse gas emissions and your utility bills. In the Northwest an ENERGY STAR® home will be at least 15% more energy efficient than a home built to current building codes. An energy-efficient home will have:

- A well-sealed, tight envelope with minimum R-21 walls, R-38 attic and R-30 floors (thicker is better)
- Windows certified by the National Fenestration Rating Council (NFRC) with a U-Factor of 0.30 or lower
- Air sealing and ducts that are properly insulated
- A high-efficiency furnace and/or heat pump
- Gas hot water heaters with efficiencies of 60% or greater and electric hot water heaters with efficiencies of 95% or greater, or a condenser hot water heater

Water conservation

Reducing water use both inside and outside your home will save you money and help ensure that our region continues to have enough water for both people and wildlife. Your green home should include:

- ENERGY STAR® rated front loading washers and dishwashers
- WaterSense® labeled high-efficiency toilets, including dual-flush, rated at 1.28 gallons per flush, or larger volume flush tanks
- Low-flow showerheads, including 2.5 gallon per minute (gpm) showerheads, 2.5 gpm kitchen faucets, and 1.5 gpm bathroom faucets

Healthy indoor air

The materials and products used to construct your home will have a serious impact on your family’s health. Many of the glues and finishes used to build products, such as particle board and ghé, affect harmful volatile organic compounds (VOCs) you can see and may temporarily contributes to indoor air pollution and health related problems caused by pollutants within the home.

- Your home needs to be well ventilated, either through passive or mechanical means, to ensure good indoor air quality and to keep interior moisture below levels that can induce mold growth.
- Moisture-related problems in the building itself can be avoided with features such as proper attic and wall ventilation, flashing around windows and doors.
- Look for wellness and health certified products made from formaldehyde, and many products containing volatile organic compounds (VOCs), for example:
- Carpet should be made of 100% natural; non out-gassing formaldehyde (HCHO) and non carpet small amount, or non existing: sting, dryness and pollution

Sustainable materials

Floors, curtains, tiles and other products in your home may vary wildly in the impact their manufacture has on our environment.

- Using recycled or rapidly renewable resources, such as recycled glass tile or bamboo flooring, limits the environmental impacts from harvesting, mining and the manufacture of new materials.
- Locally produced materials reduce the environmental impact of transportation while also supporting our local economy.
- Furniture from Reclaimed (SCF) is furniture from forests that are managed sustainably.
Buying a home is a significant investment and a choice you will live with every day. To find a place you will enjoy for years to come—a place that is safe, healthy, and efficient—it is important to know what you are consuming in its construction to the greenhouse gases that are emitted to keep it warm. It’s a big decision that has an impact on our environment—both the natural resources extracted to construct homes and the energy consumed in their operation. By being informed, you can make choices that improve the energy efficiency of your home and reduce its environmental impact.

The Northwest Multiple Listing Service (NWMLS), and by extension real estate professionals, recognize the importance of knowing what you are consuming in your purchase of a home. NWMLS has created a service that allows people to find homes with energy efficiency features. By making this information publicly available, buyers have access to a wide range of options that meet a variety of needs and budgets.

Green homes are identified on the NWMLS database with the Energy Efficient Homes Program. This program provides buyers with a range of options that improve the energy efficiency of their homes. Buyers can choose from three primary programs: ENERGY STAR®, BUILT GREEN™, and LEED®. ENERGY STAR® and LEED® certification programs are designed to ensure that a building has been designed and built with the environment in mind. BUILT GREEN™ certification is a comprehensive program that considers both energy efficiency and occupant health.

Green homes in Washington can be certified via three primary programs: BUILT GREEN™, ENERGY STAR® and LEED®. BUILT GREEN™ is a residential green building program developed by the Master Builders Association of King and Snohomish Counties with rating criteria for single-family homes, condominiums, remodels, and housing developments. Certification levels range from 1 to 5 Star, with a focus on ensuring that products used in the construction process are environmentally friendly and that the home is energy-efficient.

The Northwest Multiple Listing Service (NWMLS) offers a guide to green homes in the region. This guide includes information on green building programs, public resources, and further reading. The guide is available online and can be downloaded for free. By purchasing a green home, you are making a commitment to reduce your environmental impact and improve the quality of life for yourself and future occupants. This commitment is shared by those who have built, sold, or lived in green homes. By choosing a green home, you are contributing to a healthier, more sustainable future for all.

Public Resources
- City of Seattle Green Building Program: seattle.gov/light/conservation/program/greenbuilding
- King County Green Tools Program: www.greenkingcounty.org

Home Certification Programs
- BUILT GREEN™: www.builtright.org
- ENERGY STAR®: www.energystar.gov
- LEED®: Leadership in Energy and Environmental Design: www.usgbc.org

Program Highlights
- BUILT GREEN™ includes appliances, lighting, heating equipment, and other products: www.builtright.org
- ENERGY STAR® includes quality-certified paints, fences, and other products: www.energystar.gov
- LEED® includes certified windows, doors, and other products: www.usgbc.org

Further Reading
- "National Fenestration Rating Council certified windows: www.nfrc.org
- "WaterSense labeled toilets, faucets, and other products: www.epa.gov/watersense
- "Indoor air quality certified paints, finishes, adhesives, flooring, and other products: www.greenguard.org
- "City of Seattle Green Building Program: seattle.gov/light/conservation/program/greenbuilding
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Thank you!