

Green Home Reference Guide

Energy Efficient Features

Envelope

- Assembly type- 2X6, SIPs, ICF, alternating studs...
- Air/Shell seal- Attic
- Air/Shell seal- Crawl
- Air/Shell seal- Wall
- Insulation R value- Attic____, walls____, floors____
 - Min 10 inches in attic?
- Insulation QII - Quality Installation; no gaps, voids
- Infiltration- Blower Door test results _____CFM@50
- Advanced Framing- less wood
- Thermal Bridging- designed to prevent
- Foam wrapped exterior
- Windows- type is EE_____. U____, SHG____
- Windows- positioned for cross breezes & ventilation
- Windows- provide high % natural daylight
- Windows- Shading, eaves, coverings

Mechanical Systems

- Ducts- new
- Ducts- sealed & insulated R8
- Duct leakage tested
- Ductless system
- HVAC- new, sized by design
- HVAC- high EER/SEER
- ERV- Energy Recovery Ventilator
- HRV- Heat Recovery Ventilator

- Ventilation- exhaust
- Ventilation- balanced (supply & exhaust)
- Hot water heater- Energy Star
- Condensing water heater
- Heat pump water heater
- Tankless water heater

Base load

(predominantly influenced by occupancy behavior)

- Lighting- high efficacy
- Lighting- can lights are sealed & insulated
- Permanent appliances- Energy Star
- Energy feedback monitor

Water Efficiency

Interior

- Low flow, high efficacy fixtures
- Insulated hot water pipes
- EE distribution design
- Demand controlled recirculation pump
- Point of entry or use filtration system
- Solar Thermal

Exterior

- Auto drip, timed sprinklers
- Weather controlled sprinkler system
- Pool pump- variable speed, solar
- Water collection or recycling
- Permeable paving

Site

- Orientation for solar
- Shading
- Drainage, water management

Renewable Energy

- Solar photovoltaic
 - Sized for Net Zero
- Solar Thermal

NEB Green Features

Indoor Air Quality

- Ventilation- filtered fresh air
- Bath fan controllers- occupant sensor, timer, humidistat
- Low/no VOC paints & sealants
- No off gassing materials- particleboards, MDF, flooring
- Formaldehyde tested
- Combustion appliances located exterior & tested
- Attached garage has exhaust fan
- H2O heater- sealed combustion
- Fireplace- sealed combustion
- Furnace- sealed combustion

Other

- Recycled materials- concrete, wood, tile, _____
- Landscaping- drought tolerant
- Landscaping/hardscape- reduce heat island effect
- Location- transportation access, walkscore
- Roof- light colored or “Cool roof”
- Exterior color- lighter
- Sound quality- exterior, interior

Energy Rating

- HERS- 3rd party inspection certificate
- HERS- Score
- Designed- minimum 15% above T24
- Other MPG label

Green Certification (levels?)

- Build It Green
- LEED
- Energy Star
- NAHB

Benefits

- Comfort
- Health
- Lower operating expenses
- Less maintenance
- Durability
- Certainty
- Future proof/rising E costs
- Sustainable for generations

*This guide is intended as a 'quick list' to assist in home inspections. More exhaustive lists can be found in other sources including <http://greenthemls.org>.