



HOW HOMEOWNERS CAN BENEFIT FROM GREEN BUILDING

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Green building practices offer many environmental benefits. However, green building is much more than just reducing a home's environmental footprint. Homeowners can also realize direct benefits by owning a green home. Here are some of the primary benefits that owners of green homes have experienced compared with owners of conventional homes:

- **Lower operating costs** - Homeowners receive less expensive utility bills because of energy and water efficiency measures.
- **Tax and utility incentives** - With a renewed focus on the environment and energy conservation, federal and state tax incentives have surfaced for buyers of green homes. Also electric and gas utilities offer incentives such as rebates for home buyers that conserve by installing energy efficient features and equipment in their new homes. This will help homebuyers put some "green" back in their pockets.
- **Increased comfort** - Green homes have relatively even temperatures throughout the home, with fewer drafts and better humidity control.
- **Improved environmental quality** - By following these guidelines, builders pay extra attention to construction details that control moisture, choose materials that contain fewer chemicals, and design air exchange/filtration systems that can contribute to a healthier indoor environment.
- **Enhanced durability and less maintenance** - Green homes incorporate building materials and construction details that strive to increase the useful life of the individual components and the whole house. Longer lasting materials not only require fewer resources for replacement but also reduce maintenance and repair costs. Green homes have lawns that require less weeding and watering, building elements that require less maintenance, and more durable building components that reduce the time needed for upkeep.

It is important to note that a builder can do only so much when it comes to how the home will perform. Homeowners

play a big role in the house performance and, therefore, should be instructed on how to operate the green home as it was intended.