

Sylvan Crest Townhomes- Earth Advantage® Features, Portland, Oregon

This home is certified as Earth Advantage and ENERGY STAR®. This home has achieved the rigorous Energy Efficiency standards set by ENERGY STAR and meets the Earth Advantage guidelines for Healthier Indoor Air and Environmental and Water Efficiency, delivering a superior built home to buyers. This level of achievement is designed to help the house perform better and exceed those that are built to standard building code practices.

As you tour the home, look for the Earth Advantage and ENERGY STAR features listed below.

Energy Efficiency Features:

Efficient Ductwork Design & Seal: standard duct systems can lose up to 30% of every dollar of heating and cooling costs. By using mastic to seal all duct connections, conditioned air loss is reduced to less than 6%. Mastic-sealed ducting also reduces air contaminants from entering the home through the ducting.

ENERGY STAR® High Efficiency Vinyl Windows outperform standard code windows by 15%. They reduce heat loss in the winter and heat gain in the summer by use of a Low-E coating, inert Argon gas and advanced frame technologies.

ENERGY STAR® Qualified Furnace has an annual fuel utilization efficiency (AFUE) rating of 90% or greater, making it about 15% more efficient than standard models

R-30 Insulated Floors provide above-code thermal protection.

House Tightening Measures help ensure the home's energy performance by reducing air infiltration through the thermal shell. This is accomplished by sealing areas such as plumbing and electrical penetrations.

ENERGY STAR® Qualified Dishwasher uses 25% less energy and saves about 1,000 gallons of water annually compared to a conventional model

ENERGY STAR® Qualified Lighting - At least 50% of the sockets in this home feature ENERGY STAR qualified compact fluorescent lighting, lasting up to 10 times longer than incandescent light bulbs and using up to 75% less energy

R-38 Vaulted Ceilings Insulation reduces a home's heat loss in winter and heat gain in summer.

Healthier Indoor Air Features:

Whole House Ventilation enhances indoor air quality by intermittently circulating fresh air in and exhausting stale air through the use of a Heat Recovery Ventilator/Energy Recovery Ventilator.

Sealed Gas Fireplaces w/Electronic Ignition promote healthier indoor air by effectively reducing the presence of carbon monoxide and other gases inside the home while maximizing energy savings by eliminating the pilot light.

Kiln-dried Framing Lumber (moisture content 19% or less) is being used wherever possible. On site testing is performed to help prevent future problems. Construction practices also promote air circulation to allow moisture to escape from the walls.

Solid Surface Countertops provide a lasting durable surface that minimizes mold, mildew and bacteria.

Sealed Chipboard (melamine) reduces the indoor-air contaminants normally found in chipboard by using a non-toxic polymer seal.

Tile or Stone are durable and provide longevity and wear resistance to a wide range of uses and abuses while adding no chemicals to off-gas.

Low-VOC Paints have almost no volatile organic compounds (VOC's) to off-gas.

Resource Efficiency and Environmental Responsibility Features:

Vented Rain Screen is a method for siding installation that includes an air cavity drainage plane under the siding. This is the premier engineered weather resistive system for buildings in our climate. This system reduces the potential for moisture damage in wall cavities and reduces the requirement for caulking as a weather barrier.

Composite Decking is weather and insect-resistant and more durable than a conventional wood deck. Its recycled content lowers the demand for forest products and limits the impact upon local landfills.

Fiber Cement Siding drastically reduces the demand on forest products by recycling industrial waste into a useful product. This durable siding can be produced to a specified size, thus supporting a waste-free design.

Limited Turf reduces lawn areas, which can significantly shrink landscape water requirements.

Solid Wood Flooring provides a long lasting surface that can be refinished several times before replacement is required.

Garden Mulch boosts the water efficiency of landscaped areas by helping the soil to retain moisture. These materials are typically organic (grass clippings, shredded leaves, wood chips and bark).

Solid Waste Removal properly disposes of materials that cannot be recycled or used in any form. In some cases, these materials are hazardous wastes and need to be handled properly.

Composite Engineered Wood is made from, recycled wood, short-growth forests and off-cuts from the milling process. These materials dramatically reduce the demand on forest timber and eliminate many natural-wood problems.

Waste Management Reduction Plan is a plan that promotes good environmental stewardship by making sure that all members of the construction team understand how their actions affect the use of natural resources on a job-site.

Erosion Control Practices posted at jobsite to inform and educate the public about protected exposed dirt on the construction site to preserve the natural outdoor space

Storm Water Control System routes water away from rooftops and driveways to the soil and groundwater.

Composition Roof (Lifetime Limited Warranty) designed to resist deterioration and degradation when exposed to the Northwest climate over time.



For more information visit the Earth Advantage web site at www.earthadvantage.org