



Earth Advantage Features

3607, 3615, 3617, 3623 NE 10th Ave.
Portland, OR 97212

What does living in a certified Earth Advantage home mean to you?

An Earth Advantage home is designed to use less energy and fewer resources, improve indoor air quality, and protect the environment. Nearly every aspect of the home, from the building materials to the landscaping, is designed with comfort, value and efficiency in mind.

This means:

- * Lower cost of utility bills, lower water usage and a minimum of 15% improved energy efficiency over conventional homes.
- * More comfort living in the home – indoor stable temperatures, higher indoor air quality.
- * A more durable home – our homes are built using materials that stand up to the wear and tear of decades. This saves our earth's resources as well as reducing the home's maintenance and upkeep.

To learn more about the difference between an Earth Advantage certified home and a conventional home please visit the Earth Advantage website linked to our homepage.

Our Certification Process

Bluestone has gone through a strict process with Earth Advantage to verify that we have built a more efficient, durable, and healthy home. Here is the process:

- * **Plan review.** Our plans have been reviewed by an Earth Advantage specialist.
- * **Determining materials & methods.** The Earth Advantage specialist helps us determine the most efficient way to meet their standards.
- * **Consultation.** The specialist provides technical guidance to us and our subcontractors to meet the certification standards.



- * **Walk-through.** Periodic on-site inspections by Earth Advantage verify we have followed the guidelines for material & appliance installation.
- * **Performance testing.** Our heating duct system is tested for leakage and at the end of construction a blower door test measures the number of air exchanges per hour within the home.
- * **Certification.** After all criteria are met, Earth Advantage will issue Bluestone and the new homeowner certificates stating the home meets their standards.

Features

The following are the specific Earth Advantage features that will be constructed in our homes:

- * Homes are built within .5 miles of public transit.
- * There are a minimum of 6 vendors offering access to household services within .5 mile
- * Erosion control plan was implemented on our site.
- * All rainwater collected from roofs will be kept on site and out of the public sewer system.
- * These homes were built on 1/15th acre open lots in an existing neighborhood.
- * The lots were once considered a “grayfield” site, meaning they originally were largely covered with impermeable material, in this project it was asphalt.
- * We will recycle 100% of the scrap wood & cardboard, metal, drywall, and shrinkwrap plastic generated on site.
- * Our homes are constructed with properly installed weather barrier, window/door flashing systems, rainscreen wall system, and low point drain in the crawl space. What this means is that we have done everything possible to make sure water will not penetrate around windows & doors and under the masonry siding.
- * Intermediate framing techniques have been used in construction. This means the corners and headers (areas over doorways & windows) are insulated to prevent heat loss.



- * Ceiling insulation is R49 (R38 in vaulted areas) to increase energy efficiency.
- * Floor insulation is R38 to increase energy efficiency and overall comfort of the home.
- * Our roofs will be 40 year warranty composition material for longevity.
- * The siding of the houses will be 50 year warranty fiber cement for durability.
- * The outdoor patios will be constructed using concrete for durability and less maintenance than wood.

- * Window efficiency is U .32. "U" values measure the heat transfer through a window and how well it insulates. The lower the U-Factor, the greater the resistance to heat flow (in and out) and the better its insulation value. In our northern climate Energy Star windows must be rated below U .35.
- * The skylights will have an insulated shaft to prevent heat loss.
- * Exterior doors will be steel and/or fiberglass for durability and R5 minimum insulation.
- * The insulation will be blown-in fiberglass. The blown-in technique provides for "fluffier" insulation that protects more efficiently against heat loss.
- * Gas fireplaces will have sealed combustion with electronic ignition. This means all air used for combustion will be from the outside and all gases will be vented to the outside. The electronic ignition means the fireplace is on when in use, but no pilot light burns when off to save on your gas bill.
- * Furnaces are 90% efficient and the heating system is designed to maintain constant temperatures throughout, minimizing cooler/warmer temperature differences.
- * The heating duct system is designed for maximum efficiency and sealed to prevent warm air leakage. The ducts are sealed throughout the construction process to prevent dust from entering the system.
- * The homes are tested upon completion for air infiltration. A blower door test is performed to confirm the house meets energy efficiency levels. A



mechanical air exchange system is in place to make sure that fresh air is exchanged throughout the house.

- * A minimum of 75% of fixtures are fitted with Energy Star lighting products.
- * All appliances meet Energy Star qualifications, including the water heater.
- * Indoor air quality is improved by the lumber used in the homes meeting a 3rd party moisture test of 19% or lower. A furnace air filter provides greater air filtration of mold and particulates, and bath fans meet Energy Star requirements. Low VOC paints, sealants, and wood floor finishes are used.
- * The wood and siding used to build our homes was sourced from within 500 miles of our jobsite. The millwork and trim is made from engineered wood to conserve our natural resources.
- * Flooring will be over 50% finished wood floors for home durability and beauty. Carpet & linoleum used will be from renewable resources. Urea formaldehyde-free underlayment is used to improve indoor air quality.
- * Water use efficient showerheads, faucets, and toilets are used.
- * The landscaping will contain drought tolerant plant materials, limited turf, and organic fertilizers. No permanent irrigation is installed to conserve water.

If you have any questions about these features or our certification process, please contact us. More information can be viewed at Earth Advantage's website: www.earthadvantage.org.