The Christopherson Homes Green Commitment

It is important to Christopherson Homes to be able to provide homes that not only create a true neighborhood, but also incorporate features to make them healthier for the homeowners as well as use fewer natural resources than traditional construction. As our population along the coast increases, our resources are decreasing and it is only responsible to build homes that use less water and energy while improving air quality if the technology is available and cost effective.

We are committed to the application of ecologically sustainable construction practices and materials in every home that we build. We are committed to the continued pursuit of excellence and the employment of new materials and technologies that will reduce our impact on the environment and improve the quality of life for our customers and our community.

eco

thinking. choosing. building. living.

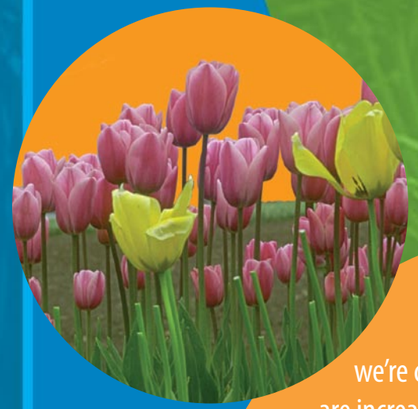
responsibly.

ChristophersonHomes.com

09/06

green features list

Oak Hollow
BENNETT VALLEY



At Christopherson Homes, we're committed to creating homes that are increasingly healthy for homeowners, more energy-efficient, and gentler on the environment. Because of our growing number of green building practices, you are taking a huge step in the green direction simply by buying a Christopherson home.

Here are some specific ways we build our quality homes to reduce your utility and maintenance bills, indoor and outdoor air pollution, and our overall impact on the environment.

CHRISTOPHERSON Homes INCORPORATED

We make it easy to live green

ENERGY

Overall Energy Efficiency

- On average, our homes exceed California's strict Title 24 energy code by 15%.
- This overall energy efficiency provides you with a home that is comfortable and affordable to operate for many years. It also reduces pollution from power plants and our dependence on finite energy sources.

Third Party Energy and Green Building Review of Home Plans

- We use and highly value a number of well-respected consultants who have helped us analyze our home plans and specifications, and train our staff.
- Their advice helps us incorporate some of the best practices in green building, so that we can provide you with long-term value in your home.

Blower Door Test

- We use a third party auditor to perform this test that verifies the air tightness of the walls, ceilings, and floors of your home.
- Our good results help ensure an energy-efficient home for years to come.

Efficient Appliances

- We install Energy Star-rated dishwashers and encourage you to purchase Energy Star-rated refrigerators and washing machines.
- Energy Star appliances save energy and water, reduce your utility bills, and conserve our nation's water and energy resources.

Hot Water Pipe Insulation

- We insulate all of our hot water pipes to reduce the heat loss in the pipe and the time spent waiting for hot water at your fixtures.

Efficient Fireplace

- Your new gas fireplace is efficient and safe. It has a sealed combustion unit that does not rob your home of conditioned indoor air, nor allow for dangerous "backdrafting" into your home of carbon monoxide or particulates. It has also been rated for high efficiency by the Canadian Standards Association to save you on your gas bills.

Duct Mastic on Joints and Seams

- Ductwork is typically sealed with duct tape, which is prone to leaks and failures. Your home's ductwork is sealed with a mastic adhesive that provides an airtight seal that lasts for many decades.

Full Duct Testing

- We test all ducts to less than 6% leakage. This test insures better air quality by having reduced duct leakage and optimizes the HVAC system performance thereby improving energy efficiency.

High-Efficiency Furnaces

- We are installing 92% AFUE furnaces rather than the traditional 80% AFUE.
- These efficient units reduce utility bills and reduce our dependence on finite energy resources.

Energy-Efficient Windows

- Our windows are double-paned, vinyl-framed, and use a Low-E coating.
- These windows reduce the transmission of sound, heat/cold, and solar radiation moving through the windows, saving you money on utility bills and offering a quiet, comfortable interior space.

Ready for Solar Electric Panels

- Your home has been pre-wired for future photovoltaic panels.
- This system can produce electricity and allow you to reduce your need to buy as much power from the utility company. In fact, your electric meter can even spin backwards at times when you produce more than you use.

INDOOR AIR QUALITY

Low VOC Paints

- The paints used in your home have VOCs (Volatile Organic Compounds) under 50 grams/liter for flats and 150 grams/liter for glosses. This is 50 – 75% lower than federal and regional limits.
- These paints are the same quality as higher VOC paints, but reduce the possible health hazards of VOCs to your family and to our employees. Because VOCs are also the precursors to low-level smog, our practice benefits the local community as well.

Sealed Combustion Furnaces

- We install sealed combustion furnaces that do not use indoor air for combustion.
- These units are highly energy-efficient, do not steal your conditioned indoor air for combustion, and avoid chances of the furnace contaminating your home with carbon monoxide.

Improved Insulation

- We install insulation that has recycled content and uses binders that contain no formaldehyde or is certified to be low-emitting by the state of California.
- Such insulation uses glass from your curbside recycling bins and protects our workers and your family from formaldehyde off-gassing from the insulation.

Vented Range Hoods

- Many range hoods only circulate back into the room, but we vent all of our range hoods directly to the outdoors.
- This practice allows you to fully exhaust undesirable odors, particulates and combustion gases.

NATURAL RESOURCES

Built-In Recycling Centers

- These homes have recycling and trash bins built into the kitchen cabinets.
- These bins make it easy to separate trash from recycling, promote higher recycling rates, and remove obtrusive trash barrels and recycling bins from the kitchen floor.

Waste Reduction and Recycling

- We do detailed planning to reduce the amount of waste that our construction process generates, and we then go significantly beyond county requirements and recycle 80% of what does end up as construction waste.
- This saves you money on your home, reduces the amount of waste going to our landfills, returns valuable materials into the industrial process, and reduces the amount of new raw materials we need to extract from the earth.

Recycled Content Aggregate for Roadway Base

- We use recycled aggregate in our roadway and driveway bases to reduce the amount of the virgin rock taken from the earth and to stop quality materials from being wastefully put into the dwindling supply of landfills.

Engineered Wood Products

- We use a number of different engineered wood products for the beams, joists, rafters, subfloors and sheathing.
- These products are generally stronger and more stable than solid wood, giving your home increased durability and strength. They also use fast-growing farm trees, which reduces the need to take trees from mature, old-growth forests.

FSC (Forest Stewardship Council) Certified Wood

- By using kiln-dried Douglas Fir from FSC (Forest Stewardship Council) certified forests for our studs, we are providing a more stable framework with less structural movement, as well as assuring better indoor air-quality than more conventional homes.

Fly Ash Concrete

- Concrete is typically made of Portland cement, sand, gravel and water. We replace at least 25% of the Portland cement in our concrete mix with recycled fly ash. Fly ash is a combustion waste product from coal power plants that is normally landfilled. Extensive research and experience has shown that it has bonding qualities very similar to Portland cement.
- By replacing some of the Portland cement, we are able to reduce the need to use as much cement. Cement manufacturing uses large amounts of energy and produces a significant amount of pollutants, as well as carbon dioxide – one of the main contributors to global warming. Fly ash is a smaller and smoother particle than Portland cement, so it can fill more voids in the concrete mix and require less water, which actually makes for an overall stronger and denser concrete.

Fiber-Cement and Stucco Siding

- Rather than using our region's wood resources, our siding is made of either stucco or cement boards made of cement and stabilizing cellulose fibers.
- These materials are incredibly durable (50-year warranty), last much longer than wood siding, and provide a very stable surface for making the exterior paint hold better.

WATER

Dual-Flush Toilets

- The toilet is the biggest water user in your home. We have installed new dual-flush toilets which allow for a small 0.8 gallon flush as well as a full 1.6 gallon flush. This technology conserves water and can save significant amounts on your water bill.

Water Conserving Turf

- We have picked a turf species for your new home that does not require a vast amount of water to be healthy and vibrant. This will save on water bills if you take care to set your irrigation system appropriately.