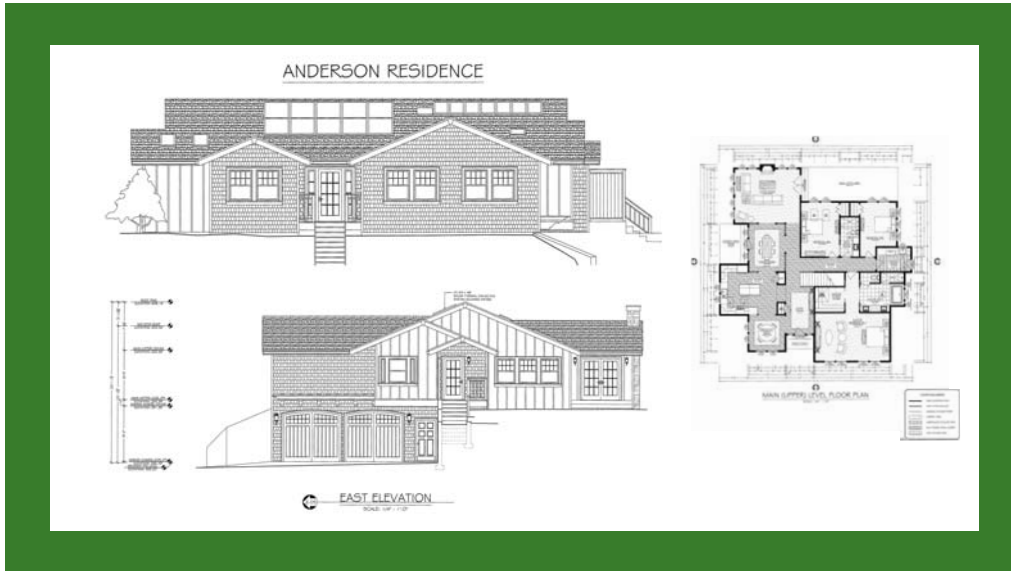




# The neighborhood just got a little greener...



## The dream of a greener planet is something we all share. First Choice Custom Homes is helping to do it right.

### Project Highlights:

- ✓ Staggered stud exterior walls 8" thick
- ✓ Foam insulation with a Polar Blanket for an R36\* exterior shell
- ✓ R49\* attic insulation
- ✓ 3rd party certifications throughout the building process
- ✓ PV system (solar electric)
- ✓ Solar water heating
- ✓ Conditioned crawl space
- ✓ Independent residential engineer consultant for the following items:
  - ✓ Water heater
  - ✓ Solar electric
  - ✓ Insulation package
  - ✓ Building science
  - ✓ Heating system
  - ✓ HRV system (heating recovery system/fresh air intake)
  - ✓ Annual heating/cooling cost
  - ✓ Annual electric analysis
- ✓ On-site storm system with minimal off site disposal
- ✓ Recycled jobsite waste
- ✓ Recycled deconstruction processes
- ✓ Predicted monthly operating cost for a family of two is only \$50

\* Projected Rating

### Oregon High Performance Home™

A Business Energy Tax Credit for Homebuilders

Homebuilders who construct homes to the Oregon High Performance Home™ (HPH) standard are now eligible for the Business Energy Tax Credit. The tax credit is up to \$12,000. The amount varies depending on the renewable energy systems installed.

Oregon HPH designation requires that the house meets the following criteria:

- ✓ The building shell must meet specified heat loss requirements
- ✓ The house must be verified by ENERGY STAR® Homes Northwest program
- ✓ The HVAC system must be high performance
- ✓ One additional measure must be installed
- ✓ A renewable energy system must be installed

Homebuilders must apply for the tax credit BEFORE starting the project. The application form for the Oregon High Performance Home™ can be found on the Web at: [www.oregon.gov/ENERGY/CONS/BUS/docs/HPH.pdf](http://www.oregon.gov/ENERGY/CONS/BUS/docs/HPH.pdf)

## See reverse for more project details...

Building a beautiful - and green - home requires working with an experienced, professional home builder who understands that building the home of your dreams doesn't mean picking from plan A, B or C with options package 1, 2 or 3. First Choice Custom Homes is an Oregon building contractor who knows how to listen to you about what you want and can put together a team that will deliver the highest level of quality and craftsmanship, while respecting your budget and goals. When you work with First Choice, you'll have a partner who understands that you want to do more than build a house... you want to build your dream.

First Choice Custom Homes is a custom home builder based in Tigard, Oregon with developments and custom homes throughout the Portland area. First Choice is a general building contractor specializing in residential construction, as well as custom home design, remodeling construction, bathroom and kitchen remodeling.

**It's your dream...  
Do it right!  
Call First Choice  
Custom Homes, LLC  
at 503.880.7132 and  
begin living your  
dream today!**

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CCB #138321



# High Performance Home



The home located at 2935 SW Nevada Court has been certified by Earth Advantage and Energy Star. This home will achieve the rigorous Energy Efficiency standards set by Energy Star and meet the Earth Advantage guidelines delivering a superior built home for today's home buyers. This level of achievement is designed to help the home perform better than homes built to standard state code practices.

As you tour the home look for benefits and features of an Earth Advantage & Energy Star home listed below...

## Energy Efficiency Features:

- ✔ **Efficient Ductwork Design & Seal** prevents leaky duct systems. The entire system has been air leak tested and approved for Earth Advantage standards. This testing assures the home owner has a proven system against air loss.
- ✔ **Energy Star Qualified Furnace** has an annual fuel utilization efficiency (AFUE) rating of 90% or greater, making it about 15% more efficient than a standard furnace.
- ✔ **R-30 Insulated Floors** provide above code thermal protection helping to reduce energy cost and providing a more comfortable environment.
- ✔ **Vinyl Windows** that exceed the minimum state code requirements. All Certaineed windows used in this home have a limited lifetime warranty from the factory to the first home buyer.
- ✔ **House Tightening Measures** help ensure comfort by keeping warm air in and cold air out. Sealed penetrations where plumbing, electrical, ducts, gas piping and such ensure a tight seal.
- ✔ **Fresh Air Intake Damper** has been installed in the HVAC system to ensure your new home will have fresh air throughout the home when the furnace is being used.
- ✔ **High Efficiency Gas Water Heater** out performs standard water heaters, reduces energy through superior design and storage tanks that eliminate heat loss.
- ✔ **Hot Water Circulation System** has been installed to reduce additional water waste and allows the home owner to have the luxury of hot water at each tap almost instantly with a superior design and layout of the plumbing. To achieve this amenity we have installed a very small circulation pump at the water heater.
- ✔ **Energy Star Qualified Lightening** – at least 50% of the lightening sockets in this home feature ENERGY STAR qualified compact fluorescent lighting, lasting up to 10 times longer than incandescent bulbs and using up to 75% less energy.
- ✔ **Energy Star Qualified Dishwasher** uses 25% less energy and saves about 1,000 gallons of annual water compared to a conventional model.
- ✔ **Central Vacuum System** has been pre-plumbed and ready for a whole house built in vacuum system. This system is vented to the outside to assist avoid the recirculation of dust, pollen, and other allergens within your home.
- ✔ **Solid Factory Finished Wood Flooring** has been used in this home to help reduce the odors and off gassing of typical hard wood floors. This will insure many years of comfort and can be refinished several times before considering a replacement.
- ✔ **Sealed Gas Fireplaces W/Electronic Ignition** promote healthier indoor air by reducing the presence of carbon monoxide and other gases inside the home while maximizing energy savings by eliminating the pilot light.
- ✔ **Third Party Moisture Testing** has been completed on this home during the framing stage. This is completed and approved before any insulation or sheetrock has been installed and will assure a healthier home by reducing the chance of mold problems/concerns inside the walls.
- ✔ **Recycling Job Waste** has been completed on this home by an independent third party to help reduce the waste that could potentially end up in our landfills.
- ✔ **On-Site Storm System** has been installed below ground to keep the roof rain water on-site and help reduce the unnecessary storm overload in our cities and counties.
- ✔ **Extensive Window Flashing** has been installed to help reduce the penetration of water into the walls that could potentially degrade the performance of the home and cause major damage.

**Green building** brings together a vast array of practices and techniques to reduce and ultimately eliminate the impacts of buildings on the environment and human health. It emphasizes taking advantage of renewable resources, e.g., using sunlight through passive solar, active solar, and photovoltaic techniques and using plants and trees through green roofs, rain gardens, and for reduction of rainwater run-off. Many other techniques, such as using packed gravel for driveways to enhance replenishment of ground water, are used as well. Effective green buildings are more than just a random collection of environmental friendly technologies, however. They require careful, systemic attention to the full life cycle impacts of the resources embodied in the building and to the resource consumption and pollution emissions over the building's complete life cycle. On the aesthetic side of sustainable design is the philosophy of designing a building that is in harmony with the natural features and resources surrounding the site.

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