



real estate

newsobserver.com/homes

Taking green building to the next level

Contributed Report By Rebecca R. Newsome, MIRM

Green homes, green building, green living... Who isn't familiar with "green" today?

We know the term as it relates to techniques and materials that produce homes that consume less energy and other resources, facilitate better indoor air quality, and provide a more durable product requiring less maintenance. We've been hearing about "green" for more than 10 years; it's not a passing fad.

In contemplating where we are with green building, no one comes to mind as more qualified to ask than Michele Myers, president of M Squared Builders & Designers and both founding and current chair of Green Home Builders of the Triangle (GHBT).

"We've been successful throughout the Triangle in embracing green," says Michele. "In fact, North Carolina has more green homes certified to National Green Building Standards (NGBS) than any other state. But moving forward, we need to do more to educate the public that green shouldn't be an option in home



"We chose a mix of old tech (large overhangs and light-colored metal roofing) and new (engineered bamboo flooring, a net-zero photovoltaic system, and a hybrid water heater), and a builder who embraced them both.," says M Squared home owner Anne Weston.

building, it should be code. A lot of builders still think consumers don't really care about green, but nationwide data contradicts this... According to the March 2016 Home Innovation Research Labs' NGBS Report, in all classes across the country, in all levels of price range, 100% of those surveyed say they would pay more for a green home."

The March 2016 NGBS Report goes on to say that the influential drivers for homeowners surveyed in



purchasing a green home include durability, indoor air quality, energy efficiency, water efficiency, lower impact to the environment and reduced carbon footprint.

"The difference in cost between a Bronze Level NGBS certified home

IF YOU GO Pick up your GHBT Green Home Tour guidebook at an area Whole Foods, Harris Teeter, HBA office or Realtor Association office.

and a non-certified code compliant home can be as little as 3 percent," Michele continues. "Not only can you afford green, you deserve green, and you should demand green. Why live in anything else?"

Homeowners who live in green homes certainly understand and appreciate the benefits.

"We have been in our M Squared home for almost two years and remain as happy as the day we moved in," says Anne Weston. "Not only does it reflect our 'green values' but it proves you don't have to live in a science experiment or a cave to live lighter upon the earth. We attended the Green Home Tour for years absorbing information on all the newest technologies and designs. We chose a mix of old tech (large overhangs and light-colored metal roofing) and new (engineered bamboo flooring, a net-zero photovoltaic

system, and a hybrid water heater), and a builder who embraced them both."

This year's GHBT Green Home Tour is underway; it takes place today and tomorrow, noon to 5 p.m., at new and remodeled green certified homes throughout the area.

The 2016 GHBT Green Home Tour is a free self-guided event showcasing a variety of excellent examples of certified green home construction. Each home in the tour is inspected and third-party verified, making sure each home meets the minimum certification requirements established by the National Green Building Standard (NGBS).

For more information about the tour, call 919-493-8899 or visit TriangleGreenHomeTour.com.



AN ADVERTISING FEATURE

send professional announcements to [laura.pittman at renotes@newsobserver.com](mailto:laura.pittman@renotes.com)

real estate

homes for sale
Other Areas **6125**

BEAUTIFUL LAKEFRONT HOME!



OPEN HOUSE April 23, 2-4pm 1604 Allen Jarrett Drive, Mebane 5BR, 4 1/2 BA, 4175sqft. Located halfway between Triangle and Triad- easy commute! \$475,000
336-269-2844 davidriley3833@gmail.com Keller Williams

resort property for sale
Mountain **6540**

LOG CABIN NEAR LAKE LURE, NC - One level, 2 bedrooms/ 2 baths on 1.91 acres, w/fireplace, screened porch, mountain views. \$162,900. 828-286-2981, broker.

resort property for sale
Coastal **6540**

SWANSBORO NC WATERFRONT ON ICW, 6BR/5.2BA, 6445 sf; deep water dock; wide vistas; custom built 2008, priv comm. Serious inquiries only!! 910-750-5826

WRIGHTSVILLE BEACH, NC
Popular 1/10th Ownership
Ocean Front Townhome \$119,900
Info at 910.620.2570

commercial real estate for sale 6700

HISTORIC-HILLSBOROUGH NC COMMERCIAL BUILDING FOR SALE
Charming and useful 1,736 sq ft building next to Orange County Library in downtown Hillsborough. Four rentable units. Great location and many uses 919-593-0865 Bill Whitmore - Broker
Churton Street Realty
wmwhitmore@gmail.com

GENERATE POWERFUL RESULTS

N&O CLASSIFIED NETWORK
classified.newsobserver.com


The Cary News
Chapel Hill News • Clayton News-Star
The Durham News • Eastern Wake News
Garner-Cleveland Record • Midtown News
The News & Observer • North Raleigh News
Smithfield Herald • Southwest Wake News
919-829-4600

GENERATE POWERFUL RESULTS


N&O CLASSIFIED NETWORK
classified.newsobserver.com



The Cary News
Chapel Hill News
Clayton News-Star
The Durham News
News-Star
Eastern Wake News
Garner-Cleveland Record
Midtown News
The News & Observer
North Raleigh News
Smithfield Herald
Southwest Wake News
919-829-4600


The best way to let homes and people find each other.



Ranch, condo or townhome. Three bedrooms with a view or near a school. Loves the city or likes quiet space. You can find the home that fits you best on HomeFinder.com.

**Bankrate.com**
MORTGAGE GUIDE
Check rates daily at <http://newsobserver.interest.com>

Institution	30 yr APR	30 yr Fixed	Product	Rate	Points	Fees	% Down	APR	Phone Number / Website	NMLS # / License #	
 Third Federal Savings and Loan			3/1 ARM	2.490	0.000	\$295	20%	3.289		NMLS# 449401	
			5/1 ARM	2.790	0.000	\$295	20%	3.266	877-248-2389		
			10 yr fixed	2.790	0.000	\$295	20%	2.827	www.thirdfederal.com/purchaseadvantage		
No PMI with 15% Down											
 Third Federal Savings and Loan			Total Closing Cost Only \$295								NMLS# 449401
			Guaranteed Low Rates								877-248-2389
			As Little As 5% Down								www.thirdfederal.com/purchaseadvantage
Rate Locked at Preapproval											

Rate: 3.500	30 yr fixed	3.375	0.625	\$750	20%	3.462		NMLS# 1091858
 3.516% Points: 0.000	15 yr fixed	2.750	0.000	\$0	20%	2.751	877-801-1769	
	15 yr fixed	2.500	0.625	\$750	20%	2.654	www.macmtg.com/quote	
	30 yr jumbo	4.500	0.375	\$649	20%	4.545		

Legend: The rate and annual percentage rate (APR) are effective as of 4/27/16. © 2016 Bankrate, Inc. <http://www.interest.com>. The APR may increase after consummation and may vary. Payments do not include amounts for taxes and insurance. The fees set forth for each advertisement above may be charged to open the plan. (A) Mortgage Banker, (B) Mortgage Broker, (C) Bank, (D) S & L, (E) Credit Union, (BA) indicates Licensed Mortgage Banker, NYS Banking Dept., (BR) indicates Registered Mortgage Broker, NYS Banking Dept., (loans arranged through third parties). "Call for Rates" means actual rates were not available at press time. All rates are quoted on a minimum FICO score of 740. Conventional loans are based on loan amounts of \$165,000. Jumbo loans are based on loan amounts of \$435,000. Points quoted include discount and/or origination. Lock Days: 30-60. Annual percentage rates (APRs) are based on fully indexed rates for adjustable rate mortgages (ARMs). The APR on your specific loan may differ from the sample used. Fees reflect charges relative to the APR. If your down payment is less than 20% of the home's value, you will be subject to private mortgage insurance, or PMI. FHA Mortgages include both UPMP and MIP fees based on a loan amount of \$165,000 with 5% down payment. VA Mortgages include funding fees based on a loan amount of \$165,000 with 5% down payment. Bankrate, Inc. does not guarantee the accuracy of the information appearing above or the availability of rates and fees in this table. All rates, fees and other information are subject to change without notice. Bankrate, Inc. does not own any financial institutions. Some or all of the companies appearing in this table pay a fee to appear in this table. If you are seeking a mortgage in excess of \$417,000, recent legislation may enable lenders in certain locations to provide rates that are different from those shown in the table above. Sample Repayment Terms - ex. 360 monthly payments of \$5.29 per \$1,000 borrowed ex. 180 monthly payments of \$7.56 per \$1,000 borrowed. We recommend that you contact your lender directly to determine what rates may be available to you. **To appear in this table, call 800-509-4636. To report any inaccuracies, call 888-509-4636. • <http://newsobserver.interest.com>**

newsobserver.com
N&O
knowing is better

featuring

HomeFinder
.com

www.triangle.com/realestate/