



# The Green Door

A Sustainable Living Newsletter

*"The most important work that you and I will ever do will be within the walls of our own homes." - Harold B. Lee*

## A Healthy Home Assessment - The First Step in Your Green Home Makeover

While the list of possible improvements to older homes can be lengthy, many are relatively cheap and easy, and some pay for themselves much more quickly than others. Part of the home improvement process is to prioritize and it can feel overwhelming. That's where a Healthy Home Assessment can help.

Your house is more than a home, it's a critical element in how you consume energy. A Healthy Home Assessment, or HHA, is the first step in assessing where your home may be wasting energy and evaluating what measures you can take to make your home more energy efficient and improve the indoor air quality.

An HHA can help determine the efficiency of your home's heating and cooling systems, while also showing you ways to conserve hot water and electricity.

But your home's systems are only part of the equation. The efficiency of the building envelope (outer walls, floor, ceiling or roof) also requires attention. In most homes air leakage is the biggest robber of heating dollars, and the HHA's Blower Door Test can both find and measure this air leakage in your home.

The windows you worried about might pale in energy waste compared to vents or insulation holes. An HHA report details problems, and suggests prioritized remedial steps. It also estimates how much the work should cost you and what the return on your investment is likely to be.

So whose actually assessing your home? GreenWorks Realty has partnered with Tom Balderston of Seattle's Conservation Resource Group to conduct our Healthy Home Assessments. With over 20 years of experience as a builder, designer, contractor, HVAC designer and installer, Mr. Balderston brings an in depth knowledge in residential energy analysis and solar thermal design.

Homes that Balderston evaluates generally could save 20 percent to 30 percent on energy costs with \$4,000 to \$8,000 in work, he says. Replacing heating systems and windows costs much more and takes longer to pay themselves back, but those improvements also add to a house's resale value.

Many homeowners today are also considering solar retrofits as part of their green remodel project. Solar is not only an endless energy source but a very clean one, made significantly more feasible by current federal and state subsidies.

But as many solar installers will tell you, knowing how energy is currently used in your home and reducing the demand on your home's heating and cooling systems, significantly increases the effectiveness of any solar system. It's also crucial in deciding what solar product is right for your home and just how big it will need to be. Why spend money on a bigger system when measures like insulating your home to recommended levels are more cost-effective?

Our Healthy Home Assessment is available to all homeowners at a cost of \$450, but we proudly gift it to all GreenWorks homebuyers.

For more information call us today or visit our website at [www.greenworksrealty.com](http://www.greenworksrealty.com).

## Featured Listing

This "EcoModern Farmhouse" on beautiful Bainbridge Island is one of Washington's first **Zero Energy Homes**. A unique Passive Solar Design, solar photovoltaic panels, net-metering through PSE, a solar hot water system, radiant floor heating and a tight, well-insulated building envelope all work together to make this a super energy efficient home that produces as much energy as it consumes annually. Listed for \$799,000, 3+ BR/2.5 BA, 1878sf, .85 acre lot, 2-car attached carport and community commons for organic gardening. Contact Danielle Johnson at 206.679.0185 for more information.



*"Trust only movement. Life happens at the level of events, not of words.  
Trust movement." - Alfred Adler*

## Seattle's First Green Festival April 12-13, 2008

Led by the Office of Sustainability and the Environment, the City of Seattle is proud to co-host the first Green Festival in the Pacific Northwest.

Discover some of the best green products and services the Northwest has to offer. And, through Seattle Climate Action Now!, Clean & Green Seattle, and the city's many other climate projects, you'll learn how neighbors, community nonprofits and city departments are working together to make their city a healthier place to live.

Bring your household e-waste to the Seattle Green Festival! This includes laptops, cell phones, PDAs, CDs, and household batteries. 3R Technologies will be accepting these smaller items onsite at the event. Do not bring large electronics. If you need to dispose of large electronics, please see their website for more information: [www.3rtechnology.com](http://www.3rtechnology.com)

Take in more than 350 exhibits:

- Shop for everything from natural home and health products to solar panels and Fair Trade gifts and crafts.
- Hang out with your kids as they play and learn in Organic Valley's Green Kids' Zone.
- Enjoy organic dining and sample local beers & wines.
- Explore developments in green education, social investing and independent media.
- Learn about City resources for energy conservation, green power, climate action and more at the City of Seattle Pavilion.

See more than 125 dynamic speakers on 5 stages:

- Find inspiration from stories of collective and personal successes.
- Discover green techniques and strategies during great how-to workshops.
- Network with sustainable neighborhood groups.
- Enjoy a diverse program of live local music and performance.

Speakers include...

[Mayor Greg Nickels](#) – City of Seattle  
[Amory Lovins](#) - Rocky Mountain Institute, Profitable Solutions to Oil, Climate, and Proliferation  
[Thom Hartmann](#) - Air America Host & Author of Cracking the Code: The Art and Science of Persuasion  
[Riane Eisler](#) – Author of The Chalice and the Blade & The Real Wealth of Nations  
[John DeGraaf](#) - What's The Economy For Anyway?  
[Medea Benjamin](#) - CodePINK  
[Bishop Steven Charleston](#) - The Genesis Covenant  
[Richard Heinberg](#) - Peak Everything: Treating Our Collective Hydrocarbon Addiction  
[Sharif Abdullah](#) – Commonway, Creating a World that Works for All  
[Gary Paul Nabhan](#) - Renewing the Food Traditions of Salmon Nation  
[Maude Barlow](#) - Blue Alert: The Global Water Crisis  
[David Korten](#) – Author of The Great Turning  
[Kevin Danaher](#) – Author of Building the Green Economy  
[Goldie Caughlan](#) , PCC, Elements of Ethical Eating in the 21st Century  
[Annie Leonard](#) - The Story of Stuff  
And many more...

Better World Books and Green Festival are partnering to offer \$5 off Green Festival admission to attendees who bring in 3 or more books. Your donated books will be sold on [BetterWorld.com](http://BetterWorld.com) to help fund girls' scholarships in developing countries in Asia through Room to Read. [www.roomtoread.org](http://www.roomtoread.org)

\$15 Festival Pass (per person), entry to all activities for one day or the entire weekend.

You will also receive...

1 year FREE Co-op America membership (new members only), 10% off at a Global Exchange Store or the Global Exchange Booth at Green Festival and free subscriptions to The Nation (2 months) and Plenty (1 year).

### Show Hours

Saturday 10AM - 8PM and Sunday 11AM - 6PM

### Venue

Washington State Convention & Trade Center  
800 Convention Place Seattle, WA

**COME BY THE GREENWORKS BOOTH AND SAY HI!**

The Green Door is brought to you by Cally Fulton and Danielle Johnson, both Real Estate Associates with GreenWorks Realty, Seattle and by JR Fulton, Architect and LEED Accredited Professional.

To save trees and expand the opportunity to share information, please provide us with your e-mail address and the addresses of others interested in sustainable living.

Please email ideas and submissions to [danielle@greenworksrealty.com](mailto:danielle@greenworksrealty.com).

If you or someone you know would appreciate our real estate services please call-

**Cally Fulton(206)786-5061 or Danielle Johnson(206)679-0185**

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