



Koogler
HOMES Inc.

GREEN ISSUE
2009

Our signature is on every home.

Koogler Homes, Inc. has been building “Green” since 2001. We have delivered the “Green Building” features and associated benefits in every home we build. Don Koogler is a Certified Green Professional (CGP). We are dedicated to building homes we can ALL live with.

What is “Green Building”?

Green Building is a phrase used to describe resource-efficient construction practices that require a “whole building” approach to design. Green Building takes into consideration how building structures and systems work best together to save energy, provide a healthy indoor environment, and reduce environmental impact. The result is building durability and security in harmony with increased environmental responsibility, or “green” homes.

The dedication Koogler Homes, Inc. has to quality and value are two important factors in “Green Building”. Our Green Building practices provides homeowners reduced life-cycle costs, improved lighting, healthier indoor air, greater durability, and less maintenance. These are clear benefits for today’s homeowners and future generations.

Features and Benefits of the 7

ENERGY EFFICIENCY (1)

Mastic-sealed air conditioning ducts: Applying mastic to the duct joints ensures that the ducts will not leak conditioned air into the attic, improving the home's energy efficiency and saving the homeowner money.

15-Seer Puron A/C with variable speed air handler: The higher the SEER the more efficiently the A/C operates. 15-SEER A/C equipment is energy efficient (standard SEER is 12). The variable speed air handler allows the system to operate at a low 80% of the time, which is more efficient, and removes excess moisture from the air in the home, humidity control. The Programmable Thermostat allows the homeowner to program heating and cooling cycles to coincide with home occupancy, increasing the efficiency of the system, which means reduced energy bills.

Energy Star kitchen appliances: Combines annual energy saves a minimum of 20% over standard kitchen appliances.

Energy Efficient 50-gallon water heater: Higher efficiency and extended warranty.

Sealed air-tight recessed lights: Provide a barrier to heat and air movement from unconditioned to conditioned space reducing demand on A/C, saving energy.

Insulated hot water pipes: By insulating pipes, hot water remains hot; less water is wasted while waiting for hot water; minimizes heat loss while water is flowing through or resting in the pipes.

SITE & LANDSCAPING (2)

Florida Yards & Neighborhoods standards for those Koogler Homes where certified: FYN-certified yards reduce the environment degradation due to storm water runoff. FYN certified yards reduce the environment degradation due to storm water runoff. FYN certified yards also save up to 100,000 gallons of water per year. Assures the right plants in the right place; efficient watering practices; appropriate application of fertilizers; guidelines for controlling yard pests responsibly; recycling considerations; reduction of storm water runoff; waterfront protection where applicable.

WATER QUALITY & EFFICIENCY (3)

Energy Star kitchen appliances: Water-using appliances receive Energy Star qualifications through both their reduction in water and energy use. Combined annual energy savings of approximately 20% over standard kitchen appliances.

Energy-efficient 50-gallon water heater: Higher efficiency and extended warranty.

Insulated hot water pipes: By insulating pipes, hot water remains warmer, less water is wasted while waiting for hot water, minimize heat loss while water is flowing through or resting in the pipes.

Principals of Green Building

4) CONSTRUCTION PROCESS

Elastomeric seals provide a permanent barrier between the home's interior and the slab penetrations: Reduces moisture and pests from entering the home.

Borate-treated lumber. No CCA-treated lumber is produced as of December of 2003 because of its arsenic levels: Koogler Homes, Inc. Has and will continue to use borate-treated lumber to replace CCA-treated lumber in home construction.

Protect the home's future indoor environmental quality by assuring the A/C ducts are protected from construction debris and dust. The home's A/C supply and return vents are sealed and the home's A/C system is not used during the construction process.

Construction waste recycling: Waste from construction and development activities is responsible for one third of our annual waste. Approximately 80% of all waste generated on site will be locally recycled, reducing the waste and conserving landfill space.

5) INDOOR ENVIRONMENTAL QUALITY

MERV 8 air conditioner filters with rating of 30% Dust Spot efficiency: Collects a minimum of 30% of particles one micron or larger versus standard 1" filters which have a rating of 0.5% Dust Spot efficient. This improves the air quality of the home's filtered air.

Sherwin Williams Harmony Paint: Low off-gassing, low VOC (Volatile Organic Compound) paint provides healthier indoor air quality. Standard paint can off-gas for six years.

Carpet and Rug Institute-certified carpets: Carpet and padding are certified low off-gassing, improving indoor air quality.

15-SEER Puron A/C with variable speed air handler: see listing under 1.

6) MATERIALS SELECTION

MERV 8 air conditioner filters with rating of 30% Dust Spot efficiency, Sherwin Williams Harmony Paint, puron-based A/C systems and 100% recycled drywall are just a few of the materials Koogler Homes selects for durability, longevity, safety, and environmentally friendly.

7) PASSIVE DESIGN

Elastomeric seals provide a permanent barrier between the home's interior and the slab penetrations.



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A FEW OTHER "GREEN" OPTIONS:

- *Solar Energy for Pool, Heat, Hot Water, and Roof Tile
- * Instant Tankless Water Heaters
- *Pest Defense "Tubes in Walls and Slab"
- *House Shading by Tree Placement
- *Dual Flush Toilets
- *Rainwater Harvesting
- *Carbon Monoxide Alarm
- *Safe Room
- * Fuel-Free Generators
- *Porous Walkways
- *Water Efficient Fixtures and Faucets
- *Geothermal Heat Pump
- * LED Lighting