

# A WALTERS LEED CERTIFIED HOME

## CLEAN, FRESH AIR INDOORS

Walters wants the air you breathe to be fresh and free of contaminants. Better indoor air quality provides safer air for you and your family and reduces the likelihood of developing allergies or asthma.

- At Stafford Preserve, all carpet is recycled and manufactured locally to meet the strict Green Label Plus standards for indoor air quality
- All paints and adhesives used indoors are low-VOC and emit no toxins into the air, producing a healthier indoor environment
- Kitchens are ventilated directly to the outdoors through range hoods – enabling occupants to switch on effective ventilation when needed.
- High efficiency filters are installed in every air handler to keep particles from building up in the home and ductwork. These filters remove at least 65% of particles in the air

## ENERGY EFFICIENCY

Homes that are built to include current technology advancements through a combination of energy saving construction methods, components, materials and appliances result in improved energy efficiency and overall better performance.

- Stafford Preserve apartments and townhomes are designed to perform between 31 and 44% better than a standard code compliant, new home and use half as much energy as a typical existing home
- Homes and apartments are also relatively air tight resulting in less inter-apartment noise and odor reduction
- ENERGY STAR® certified appliances reduce energy consumption and improve indoor air quality

## WATER EFFICIENCY

Certified green building means improved water resource management that results in reduced usage.

- At Stafford Preserve, rainwater is collected off of the roofs and stored in a 70,000 gallon storage basin for reuse in outdoor irrigation
- Rainwater collection reduces the need to tap into the municipal water supply for irrigation
- Indoor water use is reduced by 20% by installing high efficiency fixtures in showerheads and faucets, and low-flow toilets.
- These features will save tenants money on their water bill keeping money where it belongs ... in the tenant's pocket!

## QUALITY ASSURANCE

Third party verification means enhanced quality assurance throughout the construction process ensuring that the high performance energy, comfort and durability protocols are correctly installed.

- Every home certified under LEED for Homes has undergone rigorous, third-party performance inspection and testing throughout the construction process.
- Think of LEED like a scorecard – or nutrition label – that gives a clear, independent, and concise picture of the way each home at Stafford Preserve performs at a higher level

## SMART MATERIAL MANAGEMENT

The Walters Group hired a construction waste recycling specialist to sort through and recycle every bit of waste they can.

- Upwards of 90% of construction waste was diverted from being trashed and was able to be recycled or reused
- Stafford Preserve has been framed with the correct amount of lumber which conserves wood and increases the comfort of the home.
- The building is wrapped in 1 inch foam insulation which helps to keep the apartments cool in the summer and warm in the winter
- Many of the building's components were either made of significant recycled content or manufactured within 500 miles of Stafford Preserve

## A SUSTAINABLE SITE

Stafford Preserve is built with the environment in mind.

- No invasive plants were introduced into the landscaping and only half of the landscaping is comprised of planting beds
- By reducing the amount of turf planted, there is less of a demand for irrigation or harmful fertilizers and pesticides which minimizes Stafford Preserve's impact on the local watershed

## ALL SYSTEMS: GO!

It is one thing to build a home that meets green standards; it's another to build a home that continues to perform to green standards.

- The ducts in each home were sized to deliver the right amount of heated or cooled air to each room
- Ducts are properly sealed to substantially reduce air leakage which directly increases energy efficiency

## LOCATION, LOCATION, LOCATION

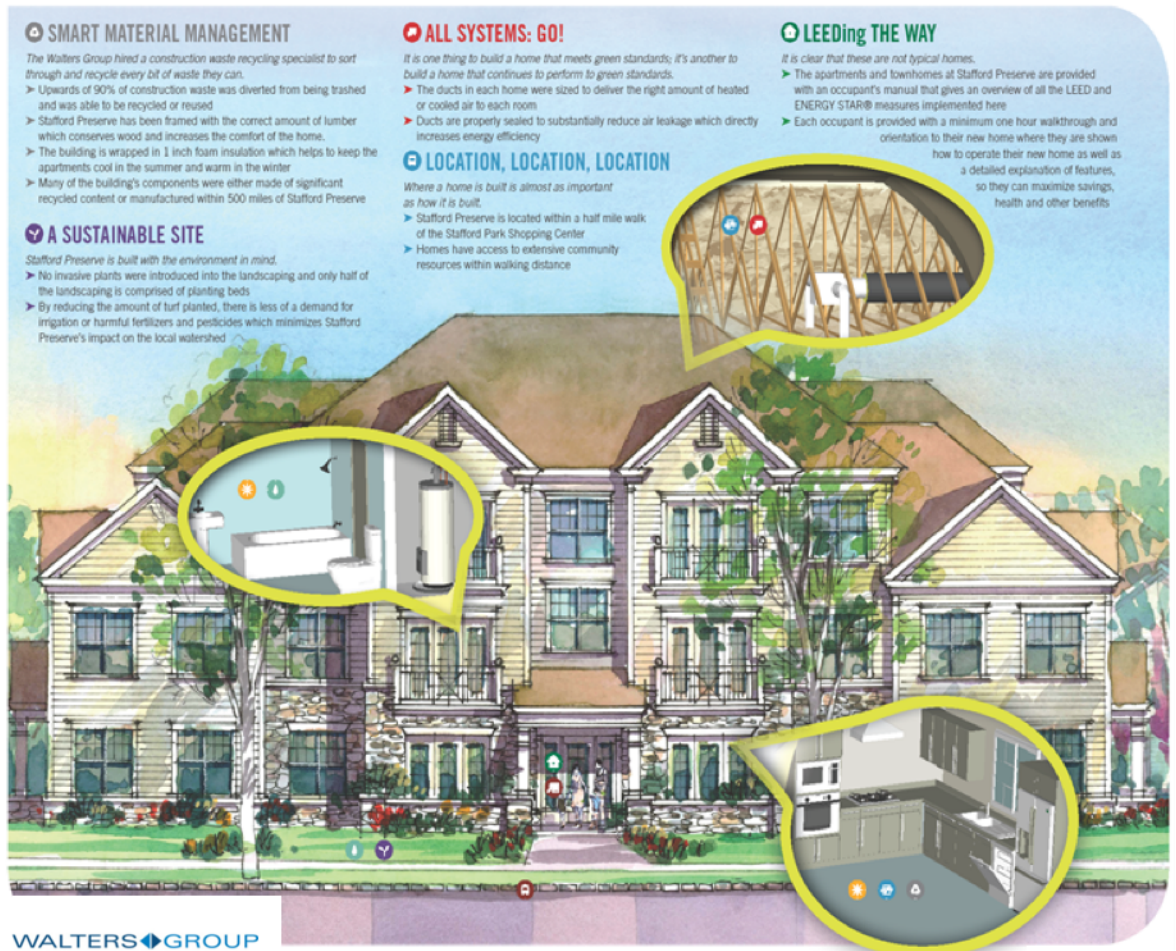
Where a home is built is almost as important as how it is built.

- Stafford Preserve is located within a half mile walk of the Stafford Park Shopping Center
- Homes have access to extensive community resources within walking distance

## LEEDing THE WAY

It is clear that these are not typical homes.

- The apartments and townhomes at Stafford Preserve are provided with an occupant's manual that gives an overview of all the LEED and ENERGY STAR® measures implemented here
- Each occupant is provided with a minimum one hour walkthrough and orientation to their new home where they are shown how to operate their new home as well as a detailed explanation of features, so they can maximize savings, health and other benefits



WALTERS GROUP