

Date: 4/8/2016

Re: Green Building Narrative
510 Tivoli

Mr. Fernandes,

Congratulations on your decision to pursue LEED for Homes certification for your renovation project located at 510 Tivoli Avenue, in Miami, FL. The purpose of this letter is to provide you with marketing information that you can share with potential home buyers about the LEED for Homes process and about the benefits of owning this particular green home.

What is LEED for Homes & What Are the Benefits?

LEED is an internationally recognized green building certification program, providing third-party verification that a building or community incorporates strategies aimed at improving performance, increasing energy and water efficiency, reducing carbon emissions, thoughtfully utilizing our natural resources, and improving indoor environmental quality.

- Maximized indoor fresh air ventilation.
- Minimized exposure to airborne toxins and pollutants.
- Potential to use 20-30% less energy.
- Sealed and insulated, saving you money on home heating and cooling.
- Low-flow shower heads, faucets and toilets use less energy to heat the water.
- Allergens brought to a minimum with indoor moisture controls that prohibit the growth of common molds.
- Built in close proximity to walking and bike paths.
- May also be eligible for financial benefits, such as lower fees for financing and lower insurance rates

The following describes green features that are specific to 510 Tivoli

Green Building Narrative for 510 Tivoli

The incorporation of green building features into the 510 Tivoli design was a highly collaborative effort between green building professionals, home energy raters, architects, engineers, the builder, and contractors. 510 Tivoli was designed and constructed to be 30% more energy efficient than the national average for similar homes across the country that will generate savings of roughly \$1,500 to \$2,500 annually. Some of the home's energy efficiency features include windows that limit solar heat gain, a high SEER HVAC system, a cool attic featuring spray foam insulation, light colored roofing to reduce solar absorption, a tank-less natural gas water heater, and LED lighting throughout. Solid surface hard flooring, combined with MERV 8 air filters, and the use of zero VOC paints and adhesives throughout the home will provide excellent indoor air quality, especially to those with allergies. The location of air handling equipment within the cool conditioned envelope of the home

prevent mold from forming near ductwork. Lavatory faucets, showerheads, and toilets all meet LEED for Homes flow/flush rates qualifying them as efficient to reduce demand on potable water supplies and lower water utility bills. During the construction process, more than 50% of waste generated was diverted from landfills and recycled. Finally, third party green raters and home energy raters performed third party inspections and performance tests to ensure that green building measures complied with the LEED for Homes rating system and to make sure that the building envelope was adequately sealed to the outdoors.

We hope this narrative can be used to help you market the benefits of owning a green home.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Zirkelbach". The signature is written in a cursive style with a large initial 'M' and 'Z'.

Matt Zirkelbach, President
RunBrook