

9 Myths About Green Homes Busted



Image: Tina L. Ho

Although most people know green homes pack plenty of eco-friendly benefits, there are some pesky misconceptions that need correcting.

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Here are nine myths about green homes busted.

1. Green homes are expensive.

Fact: Eco-friendly homes come in different types, sizes and price tags—from a green-minded prefab that can cost less than \$150,000 to an eco-urban condo for \$690,000 or more. The big difference is in resale value: Eco-friendly homes fetch higher prices compared with conventionally built homes.

2. Green homes look kooky.

Fact: Not all green homes look like grass-roofed hobbit holes or extra-crunchy Earth ships. That's old school. Eco-friendly abodes being built today can look just like traditional houses, except they may have solar panels or small wind turbines. *Continued on page 2*



A few words from the Principal Broker, Amanda L. Grover, SFR

What is a NAR Official Designation?

You may have noticed that some of our team members proudly display certain abbreviations (3 Letters) after our names. What are they and what do they mean? Well...I'm proud to say that 3 of us at Amanda Grover Real Estate, LLC. have earned at least one of these official designations. The National Association of REALTORS® and its affiliated Institutes, Societies, and Councils provide a wide-range of programs and services that help members increase their skills, proficiency, and knowledge. Designations and certifications acknowledging experience and expertise in various real estate sectors are awarded by NAR and each affiliated group upon completion of required courses. Here's what we have earned:



Sue Polizzi, GRI - A Graduate, REALTOR® Institute (GRI) symbol is the mark of a real estate professional who has made the commitment to provide a high level of professional services by securing a strong educational foundation. The REALTOR® association sets specific curriculum requirements; including courses on issues unique to our state as well as courses on local or national issues that affect us and our clients. A minimum of 60 hours of coursework is required. Subjects covered include; Market Knowledge, Business Skills, Avoiding Setbacks, Fines, and Lawsuits and more.



Sandy King, ABR - The Accredited Buyer's Representative (ABR®) designation is designed for real estate buyer agents who focus on working directly with buyer-clients at every stage of the home-buying process.



Amanda Grover, SFR - NAR's SFR® certification gives you a framework for understanding how to direct distressed sellers to finance, tax, and legal professionals; qualify sellers for short sales; develop a short-sale package; negotiate with lenders; tap into buyer demand and more.

9 Myths About Green Homes Busted.....(continued)

3. *Green homes are a "California thing."*

Fact: California has the strictest environmental laws in the country, so it would make sense to think green homes are a hot property in the Golden State. But when you add up the number of houses that were certified in 2012 by Energy Star for their energy savings and eco-friendly benefits, Texas is the green-home leader with more than three times the number of Energy Star-certified homes than California. Plus, Delaware and Maryland also have a higher concentration of Energy Star homes: Both have 40% compared with California's 23% and Texas' 27%.

4. *Green homes use only non-toxic materials.*

Fact: Not always. Spray polyurethane foam is a petroleum-based product that's a controversial green building favorite. Although it's considered an energy-saving rock star because it creates a tight seal and has a high R-value (insulation), the off-gassing it creates during and shortly after installation can cause serious respiratory issues. The EPA still supports its use, but the Passive House Institute U.S. won't certify homes insulated with the material because it contributes to global warming.

5. *Green homes require newfangled technologies.*

Fact: Green homes aren't about gizmos and gadgets—they're about better construction methods to boost energy efficiency and promote healthy indoor en-

vironments. With that said, developing eco-friendly home habits like unplugging vampire devices or mastering how to program a digital thermostat can help to further shrink your home's carbon footprint.

6. *Green homes need exotic new building materials.*

Fact: Nope! New building materials have a negative impact on the planet, because they produce greenhouse gases during both manufacturing and shipping. That's why locally salvaged flooring is considered greener than the bamboo stuff harvested from a sustainable source thousands of miles away.

7. *Green homes need new energy-efficient appliances.*

Fact: It's not very green to trash appliances in good working condition, even if they're not rated for energy efficiency, according to the EPA. With proper maintenance major appliances, such as refrigerators and washing machines, can be useful for 10 to 18 years.

8. *Green homes are needed more in urban areas.*

Fact: In actuality, rural and suburban homes are the ones that need some serious greening. Thanks to walk ability, people who live in high-density cities have a smaller carbon footprint since they burn fewer fossil fuels.

Bonus: Walk ability can actually increase your home's value.

9. *Existing homes can't be green.*

Fact: False! Retrofitting an existing home is much greener than building a new one, according to a study by the National Trust for Historic Preservation. New green homes take 10 to 80 years to overcome the negative environmental affects of the construction process. Since remodeling older homes requires fewer building materials, retrofitting can leave a much smaller carbon footprint.

This story was written by Deirdre Sullivan and originally appeared on HouseLogic.

"A falling leaf
is nothing
more than
summer's wave
goodbye."

Eric H., Pintrest

"Life is not
measured by
the number of
breaths we
take but by
the moments
that take our
breath away."

Sheri Rose Sheppard

Get to Know Our Team! Some Things That Might Surprise You...



AMANDA GROVER, SFR
PRINCIPAL BROKER
OFFICE EXT. 201
CELL: 315-729-4897
AMANDALGROVER@
GMAIL.COM

TRAVIS GROVER
OUR JACK OF ALL
TRADES
OFFICE EXT. 206
CELL: 315-651-2132
TRAVISL-
GROVER@GMAIL.COM



SANDY KING, ABR
ASSOCIATE BROKER
OFFICE EXT. 202
CELL: 585-703-4714
SANDRAJ KING@
FRONTIERNET.NET



DAN KING
LIC. SALESPERSON
OFFICE EXT. 208
CELL: 585-703-5835
DLKING@
FRONTIERNET.NET

NEW! YOU CAN NOW SEARCH THE MLS RIGHT FROM OUR FACEBOOK PAGE: WWW.FACEBOOK.COM/AMANDAGROVERREALESTATELLC.



OUR TEAM HAD QUITE A LAUGH GETTING THIS SILLY FALL PHOTO!! NO LUCK ON THE "JUMP" TIMING!

DAN AND I LOVE THE FALL, WALKING IN THE WOODS, THE SOUND OF CRUNCHY LEAVES AND THE FRESH SMELL IN THE AIR. WE'VE BEEN TO OLD FORGE FOR THE FIRST SNOWFALL AND NOW WE ARE GETTING READY FOR HUNTING SEASON. LOTS OF WORK TO DO TO PREPARE FOR THE WINTER SEASON — DIDN'T WE JUST TAKE OUT OUR SUMMER CLOTHES? MAUREEN DAVIS, DAN AND I WORKED WITH ONE OF OUR DISABLED VETERANS THIS SUMMER AND NOW HE IS GOING TO HAVE THANKSGIVING IN HIS OWN HOME. THAT WAS THE MOST REWARDING TRANSACTION WE'VE DONE IN A VERY LONG TIME. I HOPE WE GET OPPORTUNITY TO WORK WITH MORE OF OUR HEROES!



SUE POLIZZI, GRI
LIC. SALESPERSON
OFFICE EXT. 203
CELL: 585-794-2895
POLIZZISUSAN@
YAHOO.COM



CALVIN RUTHVEN
LIC. SALESPERSON
OFFICE EXT. 207
CELL: 315-521-0884
FLXSOLD@GMAIL.COM



CLARICE MILES
LIC. SALESPERSON
OFFICE EXT. 204
CELL: 607-738-5063
CMILES141@FRONTIERNET.NET



MARY ANN ANDERSON
OFFICE MANAGER
OFFICE EXT. 205
AMANDAGROVERSASSISTANT@GMAIL.COM

LOVING THIS FALL WEATHER AND FRESH APPLES! LOOKING FORWARD TO THE HOLIDAYS AND GATHERING WITH FRIENDS AND FAMILY! HOPEFULLY A VACA, TOO!

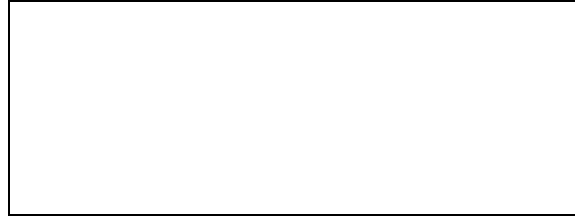
ENJOYING THE FALL WEATHER, AS FALL IS MY FAVORITE TIME OF YEAR! LOOKING FORWARD TO PICKING AND PRESSING SOME APPLES TO DABBLE WITH MAKING MY OWN HARD CIDER, WISH ME LUCK!

FALL HAS ARRIVED AND THE OUTDOOR WORK CONTINUES. AS WINTER APPROACHES, I CONSOLE MYSELF THAT SPRING IS ALSO COMING. AS YOU REFLECT ON YOUR YEAR, PERHAPS YOU WILL DECIDE TO MAKE A CHANGE, EITHER BY PURCHASING YOUR FIRST HOME, INCREASING YOUR HOME SPACE, OR DOWNSIZING. I WOULD LOVE TO HELP YOU WITH ANY OF THESE. GIVE ME A CALL! CHANGE IS IN THE AIR!!

ARE WE HERE AGAIN ALREADY? ON A QUICK TRIP TO MICHIGAN, I COULD NOT DENY THE BEAUTY OF THE ROLLING HILLS AND COLORFUL TREES. HOWEVER, CAN KEVIN WILLIAMS PLEASE NOT SAY THAT "S" WORD YET?! IT'S BEEN A VERY BUSY FALL, BETWEEN THE OFFICE AND THE MINISTRIES I AM INVOLVED IN. IT'S ALL GOOD, NO MATTER WHAT THE WEATHER DOES.



100 State Route 245
Rushville, NY 14544
Phone: 585-554-6444
Fax: 585-554-3816



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