

Walt Danley Realty

Spring Issue 2016

PORTFOLIO



**New Ritz-Carlton Residences of
Paradise Valley in High-Demand**

**Selling Luxury Arizona
*Spring 2016 Market Stats***



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Go Green

Learn What it Takes to Create an Eco-Friendly Home



Tips to make the first steps toward making your home more energy efficient/net-zero

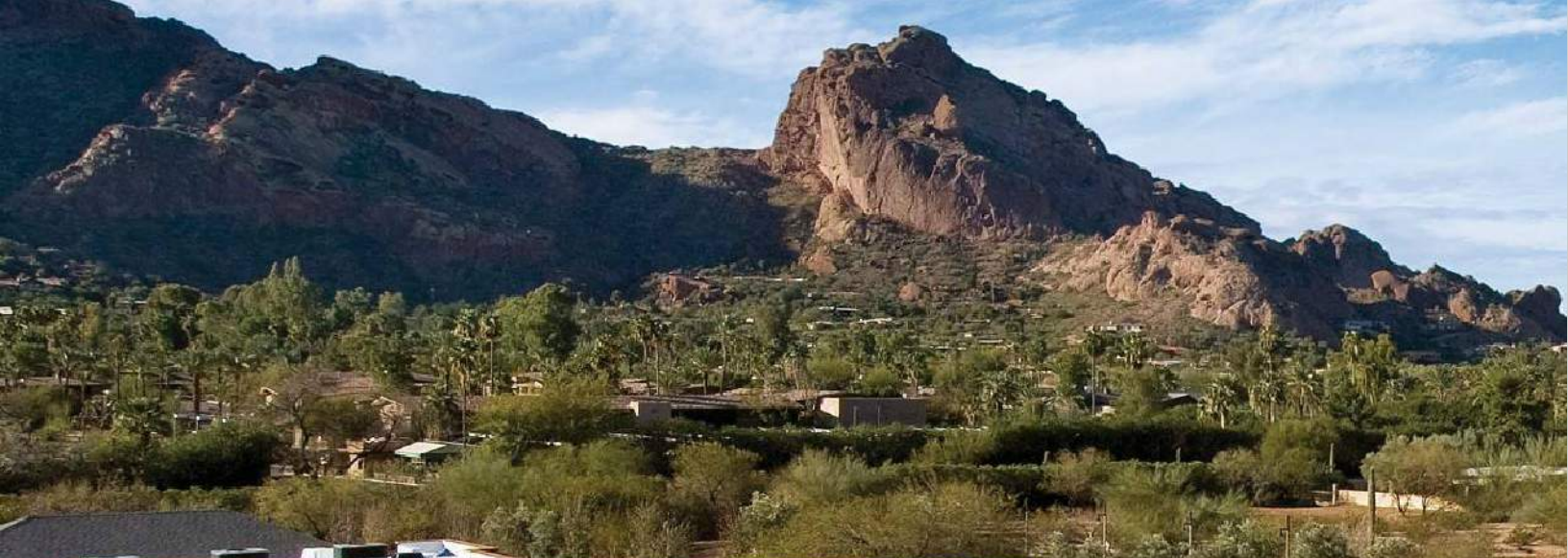
Filters: It sounds like a simple thing, but making sure the filters are changed out regularly per manufacturer guidelines can save a significant amount of energy and keep more cool, clean air coming your way! The Minimum Efficiency Reporting Value (MERV) measures filtration; a higher MERV rating provides greater filtration of the air and will also restrict more air going through your system. Without having a system specifically designed for high MERV rated filters, generally you don't want to install a filter with a MERV rating greater than 8-10. However, make sure to check with the manufacturer of your system and/or the professional that installed your system. If your MERV rating is too high (and/or dirty) your equipment will not be running as efficient as possible.

Programmable Thermostats: This can be a source of great savings. If you don't have a programmable thermostat, this is an easy 'win' for great energy efficiency. Basic programmable thermostats are relatively inexpensive and can provide quick paybacks

when programmed in proper alignment with the on- and off-peak hours with your electric company. There are also many programmable thermostats on the market that offer a variety of connectivity features with mobile devices. This mobile connectivity to your thermostat can be a convenience, but from an energy efficiency perspective alone, a quicker payback will be achieved with a basic programmable thermostat.

Water Heater Blanket: Especially with winter right around the corner, consider purchasing a manufacturer-approved blanket for your water heater. Most water heaters are located in non-conditioned areas and lose quite a bit of heat, especially in the cold winter months. If you wanted to go the extra mile, some water heater manufacturers produce timers that can be set up on water heaters that are programmed to align with typical use periods (similar utility as a programmable thermostat for your conditioning system).

Lighting: Consider swapping out your incandescent light bulbs with quality manufacturer-approved LED or CFL bulbs. Other lighting-related savings can be achieved by installing vacancy switches at utility areas such as closets or laundry rooms where it can be easy to forget to turn off the lights when done in the room. Additionally, consider installing timers for exterior lighting.



When the weather and outdoor conditions permit, plan on opening up all the windows (with screens) in your house and turning on just the fans on your home's conditioning system. This will help circulate fresh air through your home. If greater amounts of fresh air are desired in your home throughout the year, consider consulting with a Mechanical System Professional regarding installation of a fresh air ventilation system.



Solar Electric: Based on your home's orientation (south facing roofs are ideal!), you may want to consider installation of a solar electric array. It's not all or nothing on offsetting your energy use with solar. Sometimes the quickest payback can be achieved by installing a relatively smaller system that helps level out your energy use during on-peak hours. There are financing options available that allow you to lease a solar system on your home from a solar provider, or even pre-pay the full amount of the lease if monthly fees are not desired. This allows the provider to take advantage of depreciation in addition to the other national and local incentives available for installation of a solar electric array. In the lease and pre-paid lease scenarios, the provider will typically guarantee solar electric production and will be responsible for maintenance of the solar electric system.

BONUS Indoor Air Quality Tip: Although more related to indoor air quality than energy efficiency, this autumn, when the weather and outdoor conditions permit, plan on opening up all the windows (with screens) in your house and turning on just the fans on your home's conditioning system. This will help circulate fresh air through your home. If greater amounts of fresh air are desired in your home throughout the year, consider consulting with a Mechanical

System Professional regarding installation of a fresh air ventilation system. Using an Energy Recovery Ventilator (ERV) is a great option to allow ventilation while also saving energy!

The top three contributors to household energy consumption are Conditioning (Heating & Cooling), Water Heating, and Lighting. To help reduce energy consumption and improve energy efficiency, consider taking the steps outlined above alongside your qualified and licensed professional of choice.

For more energy saving tips and recommendations for your home specifically, consider scheduling a partially subsidized Energy Audit with either APS or SRP.

Article courtesy of Desert Star Construction
www.DesertStarConstruction.com