



## LIVING GREEN

Your new condominium at Corbett Crescent represents the best practices of sustainable development. In addition to protecting the environment this offers real benefits for residents: higher indoor air quality, increased natural light and views, and substantial energy savings—all while enhancing your quality of living.

### LOCATION

Portlanders want to act responsibly about their living choices but many people looking for a new home find their choices are limited to distant suburbs. These typically are larger homes and lots without nearby services, opportunities to walk or to use public transportation. In short, you can have a negative impact on our environment and your health just by being at home. Corbett Crescent is a responsible housing choice located in an established neighborhood with services and transit and is very walkable. You will also be able to enjoy the out of doors and your neighbors in the landscaped common area without even leaving home.

### ENERGY EFFICIENCY

The highest standard for energy efficiency is the Environmental Protection Agency's Energy Star Program. All Corbett Crescent City Homes are designed to meet residential Energy Star standards to be at least 30% more energy efficient than the National Model Energy Code and 15% more efficient than Oregon's Energy Code. These savings are based on heating, cooling, and hot water energy use achieved through a combination of:

1. building envelope upgrades including improved insulation
2. 94% efficient gas heating system with with a 13 SEER heat pump to back up heating and air-conditioning
3. tightly-sealed duct systems
4. high performance windows
5. improved indoor air quality
6. high efficiency water-heater
7. energy efficient lighting and appliances

In addition to significantly reduced energy bills, homes meeting Energy Star standards offer the resident many "creature comforts." Tighter construction and improved insulation reduces drafts, noise and moisture and maintains a constant temperature between and across rooms. This also improves the quality of your indoor air by reducing unwanted air leakage and replacing it with controlled fresh air circulation through the system filters. Tighter ducts and better furnaces insure you that the proper amount of conditioned air is distributed to each room and that dust and pollen are not drawn into the house from outside or from unconditioned spaces. High performance windows are quieter and reduce heat transmission through their frame or glass therefore eliminating those cold drafty spots by the window. Your water heater and appliances are also Energy Star rated for maximum efficiency.

### SUSTAINABLE MATERIALS

You can enjoy the finest internal finishes while reducing your impact on the environment. The hardwood floors are all sustainable bamboo. The bedroom carpet is natural Australian wool. Exterior siding material is brick, concrete and wood fiber so no logging of large trees was required. All paint is made locally and is low or no-VOC.

So be proud of your new Corbett Crescent Condominium Home. You are treading much more lightly on the Earth.

