RISINGER HOMES

THE OAKMONT PROJECT

in Brykerwoods

3305 Oakmont Blvd., Austin, TX

WELCOME HOME

At Risinger Homes, we specialize in the craft and challenge of High Performance Custom Homebuilding. High Performance includes high efficiency construction (using less water, energy, and materials), healthier & more comfortable indoor air quality, and durability (standing the tests of time). More than just "green," our homes ultimately produce a more sustainable human environment. We believe that being good stewards of our earth's resources means building to a higher standard. That means that our homeowners also practice good environmental stewardship on a daily and enduring basis.

THE OAKMONT PROJECT

The Oakmont Project is architecturally stunning and impressive in its sustainability. Pending a 5 out of 5 Star rating by the Austin Energy Green Building Program and designed by renowned Austin architect James D. La Rue, this contemporary style home is innovative in its form, materials, and function. As the builder, Risinger Homes has meticulously selected and constructed optimal green features for the home. At 3305 Oakmont Blvd., we guarantee that you'll enjoy High Performance in three major areas: Energy Efficiency/Comfort, Indoor Air Quality/Health, and Sustainability/Stewardship. This "Green" Sheet will walk you through the High Performance highlights that make this custom-built house "green" and that make it a smart home and sustainable environment for you. We hope that the Oakmont Project and our other Risinger Homes will encourage Austin residents to build to the same standards of excellence.

THE "GREEN" SHEET

1. Energy Efficiency

Risinger Homes are designed to maximize thermal and human comfort while also achieving the lowest possible utility bills. This house has been independently evaluated to use 40% less energy than a standard code built home. We've accomplished this through state of the art technology and sound design:

- Window and roof overhangs are designed to maximize the benefits of summer shading, winter solar heat gain, and ample natural daylight.
- Reduced cooling load from the highly reflective Galvalume® roof.
- All ductwork is located inside the thermal envelope, so any air leakage is into the conditioned space of the house. Most Austin homes have their ductwork in uninsulated, super-hot attics.
- 15.5 SEER (seasonal energy efficient ratio) Air Conditioning Units, far more efficient than the standard 10 SEER units on most new homes.
- 93% efficient gas furnaces with combustion air brought from outside and power vented exhaust, whereas most furnaces are only 80% efficient or less.
- Sprayed foam Demilec Sealection™ 500 open cell insulation system fills all voids, reducing air and moisture infiltration.
- Dual Takagi Tankless Water Heaters only heat water on-demand, eliminating standing loss from conventional tank units and providing homeowners with unlimited hot water.

- Compact fluorescent aluminum fixtures with timers for all outdoor lighting.
- Compact Fluorescent recessed lighting and screw-in bulbs for maximum energy efficiency. These bulbs use 1/3 the energy to produce the same light as an incandescent bulb, last many years longer, and don't produce excess heat loads which adds to A/C costs.
- LED cans and LED rope lights in the master bedroom consume only a fraction of the electricty used by standard bulbs.

2. Indoor Air Quality

The quality of indoor air is stressed by today's increasing number of synthetic compounds used in our buildings including synthetic carpet, pesticides, plastics, adhesives, sealants, and finishes. These contaminants can, in turn, be a contributor to health problems such as asthma and allergies. In factm the EPA has named indoor air pollution as one of the top 5 risks to public health. At Risinger Homes, our motto is Build Tight and Ventilate Right. If you have sensitivities to chemicals, dust, pollen or other airborne contaminants, you'll benefit from this home's specifically hypo-allergenic design and will enjoy healthier indoor air because:

- All finishes in the house are water-based and extremely low VOC rated.
- Panasonic super quiet bath fans are linked to a countdown timer to exhaust humid air from baths.
- HVAC system has a damper controlled fresh air input and rigid metal trunk lines with no fiberglass exposed to the air stream.
- The open-air carport ensures that car fumes are kept out of the house.
- Non-toxic Termi-Mesh stainless steel termite barriers are on all plumbing pipes.
- 86% of flooring in the house is maple hardwood flooring or tile to reduce trapped allergens and dust.
- Natural wool fiber carpet is used in the upstairs bedrooms.
- Aprilaire Pleated Media Whole-House Air Cleaners provides relief from airborne irritants up to 40% more efficiently than standard filters.
- EcoTimber HealthyBond® Flooring Adhesive is vsrtually VOC-free and is GreenGuard® Indoor Air Quality Certified.

3. Sustainability

The issues of resource depletion, longevity and life cycle, and using environmentally preferred materials and products are important to a green built home. Of particular importance to residents in Central Texas is water usage. Residential homes and their thirsty landscapes take a huge toll on our available water sources. Here is what we've done to address those issues in this home:

- Original house on infill lot was dismantled by Habitat For Humanity and parts were recycled/re used through their Habitat ReStore. The only items thrown away were roofing, siding, and plaster.
- All new landscape is composed with native drought-tolerant plants.
- Our team of contractors follows an Austin Energy approved construction debris recycling and waste management plan.
- Toto® Dual-Max™ Aquia toilets offer a double flush option, using only .9 gallons on the small flush and saving thousands of gallons over the course of a year
- 1.5 gpm lavatory faucet aerators reduce water consumption.
- Fiber-cement James Hardie Artisan™ Luxury exterior skin offers for maximum durability and re source efficiency.
- Galvalume® metal roof has recycled steel content and a life span 3-4 times the life of a conventional asphalt shingled roof while providing a radiant barrier to reflect the Texas sun.