

Robert J. Israel, Prescott's Green Realtor / 928-273-2420

LINK OF THE MONTH
Office Depot is
Greening Up:
<http://www.officedepot.com/promo.do?file=/guides/buygreen/buygreen.jsp>

Please call or email me for more information or with your questions.

Brought to you by:
Robert J. Israel
Prescott's *Green*
Realtor

(928) 273-2420
risrael@cableone.net
www.stevecollinsrealty.com/robert_israel.htm

BOARD MEMBER
Prescott Green To Gold
Business Network

MEMBER
CAZREN - Central
Arizona Renewable
Energy Network

To be removed from
this list [reply](#) with
REMOVE in the body of
the email.

Good Day! Here is this month's info on Green Real Estate and related issues:

BIG MISCONCEPTION: "I'm only one person. There's no way my actions are going to have any significant effect on the environment for better or worse."

I hear this all the time and while there may be some small truth to it, it's a flawed argument for doing nothing. Here's why. The looming (and in some places present) environmental crisis will not be solved by BIG top down changes. It's going to happen little by little when individuals and families make simple choices in their daily lives and most importantly, how they operate their home. LOTS of small actions will add up to BIG change! And the operation and maintenance of human shelter is the largest contributor to green house gas emissions that cause global warming.

Here are **10 simple and typically inexpensive things you can do to Green-Up your home** that will ultimately save you money.

Not only that they will add value to your property when it comes time to sell AND help the environment because by conserving energy and resources you have a smaller *footprint* on the planet and reduce green house gas emissions. Try to do 1 or 2 items each week (or month) so it's not too daunting.

- 1) Conserve water by fixing those leaky faucets that drip INCLUDING the toilet tank, showerheads, and outside spigots. Change your showerhead to a water saving device. Check your bill for the savings.
- 2) Wrap your hot water heater with insulation and save here too.
- 3) If you're planning on doing some landscaping projects this spring, be sure to use low water use "native species" and local materials. Consider fruit bearing trees that not only provide shade but fresh food too! Place plantings on the south and west side of

the house for shade during hot weather. This will reduce cooling expenses as well.

4) Be certain to irrigate (when needed) in the early morning hours or after sunset. (When watering during the daytime hours, up to 50% of water from sprinkler's evaporates before it reaches the roots of plants where its absorbed). If you already have an irrigation system be sure to inspect it periodically for leaks. If installing a new one, do a below ground system for efficiency. Finally, install a timer.

5) Naturally cool and ventilate your home. During the hot weather close the windows first thing in the morning and then open them after sunset. Use cooling systems only as needed later in the day to save money and reduce greenhouse gas emissions. Turn off cooling systems when you're not home or use a timer.



6) If your planning on buying kitchen appliances, make sure they are *Energy Star* rated. Run washers with full loads only. Use phosphate free detergents. Dry your clothes on a clothesline. Clothes dryers use energy unnecessarily and heat-up spaces that sometimes require cooling. Run the dishwasher at night so as not to heat-up another preferably cool space used during the day. Use cold-water rinse cycles.

7) Indoor air quality. Change filters regularly

**ROBERT J.
ISRAEL,
PRESCOTT'S
GREEN
REALTOR**

9 Brookside Blvd.
Prescott, Arizona 86303

Phone:
928-273-2420

E-Mail:
rj israel@cableone.net

*Integrating
Environmental
Ethics with
Your Home and
Your Life*



on heating and cooling systems. Use low VOC paints to reduce toxins in the air. Reduce the use of carpets that off-gas toxins and collect dirt and dust. Avoid carpet if possible.

8) At your indoor workplace, consider appealing to the powers that be to *go-green* because it will save them \$\$ in operations and overhead expenses while helping the environment.

9) Change out old light bulbs to energy efficient Compact Fluorescents.

10) Be sure to mention these improvements

to the Realtor's you work with when selling your property! They show that you've cared for your home and this will add value to your bottom line.

Finally, remember that everyone has an impact on planetary health and nobody is perfect when it comes to being green. We can however make an effort to reduce our impact, and that feels good! Try it, you'll see!

ABOUT ROBERT J. ISRAEL...

Robert J. Israel is a licensed REALTOR® in Arizona and EcoBroker Certified®. He has over 20 years experience in environmental issues and nearly a decade in Green Building and Sustainable Design. Additionally, he has over a decade of experience working in the building trades as well as professional marketing experience at both the local and national level.

I'm on the Web! Visit Rob Israel at www.PrescottAzGreenRealtor.com