

ALLSTON BRIGHTON 2011 HOMEOWNERSHIP & COMMUNITY RESOURCE GUIDE

STRENGTHENING COMMUNITY THROUGH HOMEOWNERSHIP



allston brighton
COMMUNITY DEVELOPMENT CORPORATION

Working Together, Building Community

5 Green tips when looking for your first home

BE AN INFORMED HOUSE HUNTER TO FIND A HEALTHY GREEN HOME



START EVERY HOME TOUR IN THE BASEMENT

The basement tells the true story about how insulated, healthy, clean and energy efficient the home is. Look at the age of the heating system and the type of fuel it uses. Natural gas is the most efficient in the typical home for both heating and domestic hot water. Look for health hazards like asbestos, mold and any types of oil spills. Check the sills to see if the owners used any type of insulation to decrease heat loss. Don't get carried away by the shiny features in the kitchens and baths, which we call, "eye candy." Start from the ground up!

FIGURE OUT THE COST OF UTILITIES

When applying for a mortgage, banks consider only the following costs to figure out what you can afford: sale price, taxes, insurance, and interest. They fail to figure in one of the most important costs associated with owning a house – the operating costs! What does it cost to run this house annually for heat, hot water, cold water and electricity? The information is public--you can ask your buyer agent to look it up for you or you can simply call the utility companies that service the home and ask them. Not doing this could cost you big during the winter months when you are running the heat.

TEST FOR RADON (IF YOU NEED TO)

If you are interested in buying a home that is sublevel, like a garden level or basement unit,



you should highly consider doing a radon test. A radon test will check to see how high the levels of radon gas emitted from the ground are. This gas, when breathed in over long periods of time, can cause serious respiratory issues. A radon test would be conducted by your home inspector for an additional cost. If the radon levels are high--no worries, you can have a radon remediating system installed at a reasonable cost. If the basement is not habitable, you most likely do not need to worry about a radon test.

MAKE AN OLDER HOME GREENER

If you purchase a house that needs some renovations, you have options. Going green can make your new home healthier and more valuable. The large supply companies like, Home Depot and Lowe's, now offer "green" options for many of their supplies--just ask for them. You will find that the prices are the same or not much higher than the traditional ones. These products will increase your indoor air quality tremendously and will also add resale value to your house. If you are more serious about knowing the ingredients of your home products you can use green supply companies such as Green Depot (in Stoneham, MA or online) that generally have more knowledge about green materials and supplies. As far as value, as more consumers understand what "green" is, we are seeing a huge increase in de-

mand for these products and services. Future buyers will understand the economic, health, and ecological value of going green and not only prefer green properties to traditional ones, but will pay a small premium for them.

USE A REAL ESTATE AGENT W. ECO-EXPERTISE

Not all real estate agents are created equal. Using a broker that not only is educated in the housing market, but also has green real estate experience, can get you more bang for your buck. Just look to see if they are a certified EcoBroker. The East coast is catching on to what has been an increasing trend in the West coast and around the world. With utility costs rising and knowledge growing about health

risks caused by poor indoor air quality, consumers are now creating a huge demand for green homes. Without a doubt, the world is changing. The question is, will you? Invest in the future of greening your new property now by using an EcoBroker to help educate you on the purchase of your next home!

Source: Leland DiMeco, of Boston Green Realty

GOT GREEN? BOSTON GREEN REALTY

REAL ESTATE SALES AND RENTALS FROM A GREEN POINT-OF-VIEW

Are you looking to buy, sell or rent--and want more than the traditional real estate office has to offer? Boston Green Realty is different: we provide education, green resources, and an environmentalist perspective to all of our clients. We are known for adding exceptional value to every transaction. We are the ONLY office serving Boston and surrounding towns with this unique approach. Contact Boston Green Realty today to learn more!



"Boston's 1st Certified Ecobrokers!"

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"Tapping the trend... Investment in green homes is expected to grow in coming years and brokers have begun taking advantage of the eco-friendly market" - The Wall Street Journal

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