


Compare A Mantell-Hecathorn Custom Home vs. Other Homes

 <p>Mantell-Hecathorn BUILDERS, Inc.</p> <p>Personal Attention to Detail, One Home at a Time</p>	<p style="text-align: center;">Conventional Durango Homes</p>
<p>190 Engineer Drive, Durango, Colorado Upgrades create a high performance, more durable home with lower maintenance needs and lower utility costs:</p> <ol style="list-style-type: none"> 1. Energy Star for New Homes – Certified to a Higher Standard <ol style="list-style-type: none"> a. 57% more energy efficient: HERS = 43 b. Third party tested c. Dramatically lower cost; save over \$3300/year 2. Foundation – ICF’s (Insulated Concrete Forms) <ol style="list-style-type: none"> a. Basement and Crawl Space insulated at R-22 plus b. Lower costs c. Comfort 3. Conditioned crawl space, Radiant heat floors <ol style="list-style-type: none"> a. Building science design b. Increased comfort 4. Wall System– Higher R-value / More Durable / Lower Utility Costs <ol style="list-style-type: none"> a. SIP walls- R30 plus b. Durability / Rain screen / Foam insulation system c. Lower utility, maintenance costs 5. Insulation and Air Sealing Techniques <ol style="list-style-type: none"> a. Foundation R-22 / Walls R-30+ / Roof R-60/ Blower Door tested ACH 1.54 b. Multiple Air Sealing Checklists c. Certified Third Party Inspected d. Sound batt insulation between living area floors and walls 	<p>Built to Outdated 2003 County Code Ask about the date a home was completed, and warranty specifications and quality details</p> <ol style="list-style-type: none"> 1. Not Third-Party inspected or certified <ol style="list-style-type: none"> a. No Energy Star or HERS Ratings b. No Certification c. Much higher utility costs d. Ask for gas and electric bills 2. No Foundation Insulation <ol style="list-style-type: none"> a. R-3 b. Cold walls c. Ask for details 3. Cold, drafty floors <ol style="list-style-type: none"> a. Moisture infiltration issues b. Crawl space vents allow cold air under living space 4. Standard 2x6 construction <ol style="list-style-type: none"> a. Fiberglass batts = R19 b. Cold and drafty c. Higher utility, maintenance costs d. No rain screen for siding-frame durability 5. Conventional (Typical) Insulation <ol style="list-style-type: none"> a. Foundation R-3 / Exterior Walls R-19 / Roof R-38. Ask for details. b. No Air Sealing c. No Third Party inspections d. No sound insulation – interior spaces e. Ask for a blower door test

6. Triple Pane Windows and Doors

- a. Kolbe Triple Pane- first in resort area
- b. Energy Star certified
- c. U-Values under .24 (= Warmth)
- d. Flashing systems for durability
- e. Foam sealed rough openings- air tight

7. Roof System

- a. Super-insulated, cold roof designs for mountains
- b. Improved mitigation of ice dam issues
- c. Increased durability- Flashing detail
- d. Raised Heel Trusses- consistent thick insulation
- e. Observe roof with smooth blanket of snow = Warmth, Durability, Less Maintenance

8. Exterior Wall Systems

- a. High quality materials- Stone, Wood
- b. M-H Builder specifications based on building science
- c. Rain screen for long term durability
- d. Exterior walls moisture management

9. HRV System plus Ventilation Fans

- a. Healthy indoor air quality
- b. Constant supply of fresh, filtered air
- c. ENERGY STAR Whisper-quiet Panasonic bath fans
- d. Requires specifications and trained technician

10. Hydronic In-Floor Heat

- a. More comfortable, quiet
- b. Correctly sized 95% efficient furnace/boiler based on energy specifications of home
- c. Third Party Certified specification
- d. Manual J. Design specifications

11. House sealed from garage and ventilated to exterior

- a. M-H homes are designed to prevent car exhaust from entering the home
- b. Interior walls and floors sealed prior to drywall installation
- c. Exhaust fan automatically turns on when garage door opens

6. Double Pane Windows

- a. Check warranty expiration date
- b. Not Energy Star Certified
- c. U Value > .35 (= Cool)
- d. Ask about flashing details
- e. Leaky fiberglass air sealing

7. Roof Insulated to Code or Typical Standard

- a. Code-built = R-38 with compressed eave.
- b. Ice dam problems- costs for maintenance and repairs
- c. Ask about flashing details
- d. Standard shallow truss= reduced insulation at eaves = ice dams
- e. Observe roof with uneven snow and extensive ice = Heat loss and more

8. Ask for wall construction details

- a. Warranties
- b. Ask for moisture management specifications, flashing details
- c. No rain screen

9. No HRV (Heat Recovery Ventilation)

- a. House not airtight
- b. Leaky windows, doors, penetrations
- c. Lights, plugs, and switches feel drafty
- d. Noisier, less effective bath fans

10. HVAC heat ducts

- a. Check efficiency rating of heater
- b. Check duct leakage - often exceeds 25%. Ask for a duct blaster test.
- c. System not third party tested or certified
- d. Ask for design specifications

11. House NOT sealed from garage

- a. Car exhaust fumes enter home through gaps in walls and floors
- b. No venting system to exhaust carbon monoxide

12. Non-toxic materials specified throughout construction and finish

- a. Healthier indoor air quality and exposure
- b. Zero VOC Paint
- c. Entire house is certified under EPA Indoor Air Quality program

13. Interior and exterior moisture management techniques

- a. Increased Durability
- b. Requires building science knowledge
- c. Supervisor holds credential of Master Certified Green Professional-NAHB

14. ENERGY STAR for New Homes

- a. Tested and recognized quality that sets homes built by Mantell-Hecathorn Builders apart from others
- b. Recognized standards that are third-party tested and certified
- c. Increased durability and comfort
- d. Lower utility and maintenance costs
- e. Healthier indoor air quality
- f. Blower Door Test – Results showed 1.54 ACH (air changes/hour), represents tight construction

15. MLS Green Disclosure

- a. Energy Star certified
- b. Increased resale value
- c. Third party tested

16. We stand behind the quality of our high performance homes

12. Potentially Toxic Materials used during construction

Examples:

- a. Floor adhesives and caulks – Possibly high VOC
- b. OSB subfloor, glue
- c. Insulation- ask for MSDS- no formaldehyde
- d. Paints and stain- Potentially high VOC
- e. Ask for specs of materials used

13. Standard Construction Techniques create risk of maintenance problems

- a. Ask for moisture management specs
- b. Warranty questions
- c. Ask about training of supervisor

14. Not Energy Star tested or certified

- a. 2003 County codes offer minimum standards and inspections
- b. Ask for a blower door test to understand how airtight the home is
- c. Ask for a duct blaster test for an HVAC system to understand how well-sealed the ducting is

15. Ask for MLS Green Disclosure document

16. Ask about Warranties of home and components of houses completed prior to 2008

- a. Furnaces- Appliances
- b. Wear and tear on home components

