

NGBS GREEN CERTIFICATION: A SMARTER INVESTMENT. A HEALTHIER HOME. A HAPPIER YOU.



Finding the right home can be complicated. Buyers must consider what they can afford, where they want to live, and what features are important. Regardless of price or location, a certified green home is a better built home. Green homes are designed and constructed to be healthier, more comfortable, have lower operating costs, be more durable, require less maintenance, and be part of a sustainable lifestyle. The builder of a green home incorporates advanced building science and products so that the home performs better than a code-minimum home.

COMPARE NGBS GREEN CERTIFICATION TO HERS AND OTHER PROGRAMS

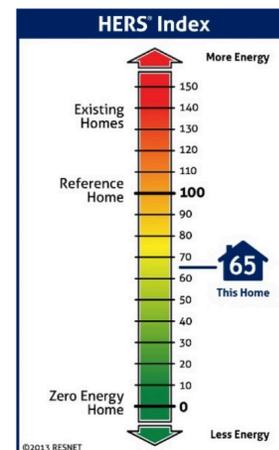
The Home Energy Rating System (HERS) offered by the Residential Energy Services Network (RESNET) measures a home's energy efficiency. The HERS Score compares a home's energy efficiency to that of the same home if it was built to the 2006 International Energy Conservation Code (IECC) code. A HERS Score of 100 is a home built to the 2006 IECC code. The lower the score, the more efficient the home is as compared to the 2006 IECC code. The higher the score, the less efficient the home is. There is no minimum or maximum value required. In 2019, the average newly constructed home scored 59 on the HERS Index.

Benefits of HERS

- The HERS Score allows buyers to compare the relative efficiency of different homes
- The HERS Score can be used to estimate the home's annual energy bill
- A HERS-rated home is inspected and tested by a trained, certified, and independent energy rater

Limitations of HERS

- The HERS Score only measures the home's relative energy efficiency
- A HERS-rated home may not be designed to have improved indoor air quality, measures to manage moisture, and other design features that improve the home's comfort
- HERS-rated homes can be sampled for compliance, which means that not every home is inspected and tested



OTHER PROGRAMS

ENERGY STAR is an energy efficiency label administered by the U.S. Environmental Protection Agency (EPA). ENERGY STAR Certified homes and apartments are at least 10% more energy efficient than homes built to code. LEED for Homes is a green building certification program administered by the U.S. Green Building Council. There are also many other local and regional energy and green programs that vary considerably in their rigor and credibility.

NGBS GREEN CERTIFICATION

NGBS Green certification offered by Home Innovation Research Labs is a comprehensive, third-party certification based on the American National Standards Institute (ANSI)-approved ICC-700 National Green Building Standard®. NGBS Green certification is more than energy efficiency; it provides independent, third-party verification that a home was designed and constructed to be more comfortable, have improved indoor air quality, be more sustainable, and perform better than the average code-minimum home.

For Bronze level (entry-level) NGBS Green certification, the minimum required energy performance is on-par with a HERS score of 59. NGBS Green certification offers comparable energy performance to the average HERS-rated home, with the added benefit of additional areas of green practice.

Benefits of the NGBS:

- NGBS Green Certified homes are designed and constructed to be healthier, more comfortable, have lower operating costs, be more durable, require less maintenance, and be part of a sustainable lifestyle

- NGBS Green Certified homes have minimum above-code requirements for water efficiency, indoor air quality, lot development, resource efficiency, and energy efficiency.
- NGBS Green certification requires builders to provide homeowners with the necessary training to maintain a high-performing green home
- NGBS Green Certified homes are inspected and tested by a trained, independent third-party NGBS Green Verifier
- Home Innovation, an accredited third-party test lab and a certification entity with nearly 60 years of experience, certifies every home for compliance
- NGBS Green Certified homes incorporate advanced building science and products so the home performs better than a code-minimum home or a home that is just energy efficient
- An NGBS Green certification issued by Home Innovation means you don't have to take the builder's word that the green features are installed correctly—our certification mark demonstrates compliance to the highest standards

	NGBS Green	ENERGY STAR	HERS Index	LEED for Homes	Local Program*
AFFORDABLE: Rewards high-performance practices without costly program fees	✓	✓	✓		?
VERIFIED: Inspected by independent, third-party verifiers	✓	**Possibly — ENERGY STAR homes can be sampled, which means not every home is inspected/tested	**Possibly — HERS rated homes can be sampled, which means not every home is inspected/tested		?
COMPREHENSIVE: Requires practices in all elements of green building	✓			✓	?
COMFORTABLE: Ensures improved resident comfort	✓	✓			?
DURABLE: Includes practices to increase home's durability	✓				?
VALUED: Recognized specifically on appraisal documents	✓	✓	✓	✓	?
HEALTHY: Provides healthier indoor living spaces	✓			✓	?
GREEN+: Add-on certification options for Smart Home, Wellness, Zero Energy, Universal Design	✓				?
LOWER OPERATING COST: Energy and water efficiency means lower utility bills	✓			✓	?
SUPPORTED: Includes homeowner operation & maintenance manual	✓				?

* Local programs vary considerably in their compliance requirements, rigor, and credibility. Some local programs allow the builders to self-certify program compliance. Many are not recognized by the Appraisal Institute for home valuation purposes.

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