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## **ECO-FRIENDLY HOMES ARE BUYER FRIENDLY** ***Low-Cost Tips to Green Your Home***

**ST. LOUIS, MO (April 4, 2011)** – Rising interest in eco-friendly living among homebuyers has today's sellers turning over a new leaf by searching for ways to turn their property a brighter shade of green. The good news is that these efforts not only can put some green back into your pocket, they can actually increase the appeal of your property when presented as cost-saving features. Best of all, many of the changes are easy and inexpensive to implement.

"A series of small, simple changes really adds up in terms of energy savings and can be very attractive to homebuyers," said Jim Dohr, president Coldwell Banker Gundaker. "Your Realtor can guide you in promoting Earth-friendly assets around your property."

Here are several steps towards green living:

- **Pay attention to your insulation.** By simply upgrading your insulation to a higher R-value, or thermal resistance, you can lower your energy costs dramatically. Begin by tackling the attic and unheated crawl spaces, then bolster energy savings further by sealing ducts, caulking, and weatherstripping.
- **Cool off those costs.** Ceiling fans increase your comfort level, but they can also reduce air conditioning costs by as much as 40 percent during the summer season. Fans also come in handy in the winter season, when they can be reversed in direction, saving up to 10 percent in heating costs by circulating warm air from the ceiling to the floor.
- **Balance your water flow.** Placing an aerator on all of the faucets in your home can cut your annual water consumption in half. Installing a low-flow toilet is also beneficial; low-flow models use just 1.6 gallons per flush, compared to 3.5 gallons per flush for pre-1994 models.
- **Make wise investments.** Double-pane windows can reduce your utility bill by as much as 10 percent, making upfront replacement costs a worthwhile investment.

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