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Our newsletter is packed with information.

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info@wright-builders.com

Your email address will remain confidential.

Taking the Lead on Lead

Upcoming Renovations on homes older than 1978 will now come under much more specific guidelines for carrying out the work, including testing and protective measures.

Make sure, if you are having your home re-painted, or other work involving potential lead materials, that proper procedures are followed. ▲

Taking the Lead on LEED

Wright Builders has made exciting progress on our Eastview town homes at Village Hill Northampton! The first four owners will take occupancy in June, and the second building, already well underway; will be completed in October 2010. On June 5-6, at the Open Houses, Wright Builders and Goggins Real Estate (586-7000) will be taking deposits on the third and final building at Eastview, slated for late spring 2011 occupancy.

Just across the street at Morningside, Lot 7 is under construction for a buyer, and Lots 9 and 11 are under deposit. The newly offered Farmhouse and the soon to be unveiled Victorian cottage, featuring a smaller footprint and 1st floor master suite, will further spark the construction.

Our beautiful blue 2200 sq. ft. 4-bedroom Victorian home is ready for immediate occupancy. Priced at \$549,000, it includes almost \$40,000 of extras. For qualified buyers we will offer additional incentives such as a screened porch, completed bonus room and closing cost rebates. This LEED Silver certified home is a great buy and a smart green investment that has been costing an average of \$65/month for gas and electric, heated and cooled year round. ▲



The newest design offered at Morningside is this country farmhouse model.

June 2010

Greetings from Mark and Jonathan

This is the 2nd inaugural Newsletter, since we always have to start afresh with new stories to tell. It is actually a very good time to build, sell, and buy, which seems to be gradually surfacing among homeowners and organizations alike. Thank you for your comments on the earlier edition, and we hope the news and tips are interesting and helpful.

Help us get greener! Send your email address to info@wright-builders.com and you'll get the electronic version from now on.

Services We Provide

- Year Round Construction
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- LEED Homes Certification
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- Commercial/Institutional Work
- Deep Energy Retrofits
- Energy Conservation



More Stories to Tell

First Deep Energy Retrofit Project with National Grid

Alex and Irene Clark have lived for a number of years in a classic 1850's 1 1/2 story cape in Belchertown, and recently had siding and roofing installed. Much of the inside of the house was in its original, uninsulated, and partially finished condition. They burned six cords of firewood each winter trying to keep it tolerable in the house, making good use of down comforters and blankets.

The basement is an important part of the home, since this is where the five bicycles are kept – Alex and Irene do not own a car – and it was very cold there, with poor drainage and regularly freezing pipes.

They asked Wright Builders to work with them on finishing the house – Alex had bicycled by one of our ongoing projects and liked what he saw. Fast forward to a home that has a tempered basement with facilities to clean the bikes of winter

salt, and a home so well insulated that the sun and just a wee bit of fuel keep them comfortable. It is really too well insulated to support a wood stove now, utilizing an 80% soy-based closed cell foam and triple glazing panels on the windows.



Wright Builders was proud to lead the effort to bring National Grid's pilot renovation program to this 1760s Belchertown home. The project involved extensive repairs from the basement up, including new framing and subfloors in the kitchen, which is now a comfortable space without the wood stove that used to be crucial to winter survival.



Under the utility program, after careful testing and monitoring, National Grid reimbursed the Clarks for 75% of the upgrade costs from code compliance standards.

Along the way, the kitchen and bath got a serious facelift, the antique floors were refinished, and a new chapter has been inaugurated for this inspiring and resourceful couple. And their carbon footprint has been reduced by 90%! ▲



A Fresh Face...

Javier Garcia, an engineer who trained in Mexico, has recently joined the Wright Builders staff as Estimator.

He will help continue the improvement refinement and scope of the estimating and design efforts at the company.

Javier currently lives in Keene, New Hampshire, with his wife and daughter.

Roger Cooney, Vice President of Estimating and Design, and Lynne Badgett, Senior Estimator and Sales Manager, both are thrilled to have the additional expertise and support. ▲

Sustainable Luxury

Roger Bird and Rachel Peterson have spent their working years so far and all their married years working overseas in places like Jordan, Armenia and the Republic of Georgia. All the while they longed for an opportunity to be close to family, and, when property became available near both her parents and her sister's family, they jumped at the chance.

The result is a classically proportioned modern cape, beautifully sited with the help of Peter Wells from the Berkshire Design Group. The home itself is on a thermal slab, and utilizes a 16,000 BTU photo voltaic system to balance the energy used in the home, giving them the opportunity to exceed zero-net energy on an ongoing basis.



To reduce the amount of petroleum on the property and reduce rainwater runoff, the driveway is made of Belgard environmental permeable pavers.

With their eyes on a Gold LEED certification, it was also important to have a 'healthy' home, and the interior features cellulose and Demilac insulation, no-VOC paints and wood finishes, all natural wool carpeting (no dyes), energy star lighting fixtures with CFL bulbs, engineered hardwood flooring, and as many locally produced products as possible, like the Ashfield stone features in the living room and bathrooms (even the solar

panels were made in MA). The HRV and HEPA filter system continually keep the inside air clean and fresh.

The couple has been careful to use only native non-invasive species in their landscaping, and eco-grass for the lawn (no need for mowing, fertilizers or watering). Hardscapes include our gorgeous local Goshen stone. Concerned about their impact on the land, in their community, and their own lives, the couple has finally found a home base to complement their wanderlust.

Both people are accomplished and active musicians - Rachel a singer and Roger a trumpeter - and now, at last, they have a place that sings to them. ▲

More than 85% Reduction of Typical Utility Costs



The Bement School has an international reputation as a fine day and boarding school for younger students, and prides itself, justly, on an authentic home

feeling for the students. Margo Jones Architects was tasked with designing a pair of new, sustainable; dormitories to house the older students and some faculty and staff families. Wright Builders delivered

the project on time and at below projected budget, and was honored to be part of the whole process including the dedication of J'ai Yee House, named for a recent Chinese born student there. Her father traveled from China to deliver the message of how important it would be for this student, as she grows older, to remember her responsibility to Bement. It was a profound occasion.

The building itself loses less than 3 degrees overnight without heat or occupancy, even when the outside temperature

is at 10 F. The only real heat that is required is a tempering of the refreshed air brought in form the outside to keep the interior optimally healthy.

The building envelope was engineered and tested by Marc Rosenbaum from Energysmiths. Wright Builders is already building on this experience in other projects, using the most advanced systems, materials and procedures to achieve a sustainable future. ▲

Green Renovations

The pretty 19th century beige cape is like many in our area, compact, with a kitchen "L" and three charming rooms worked in under the eaves upstairs.

The furnace had been replaced, and a gas stove installed in the living room to bypass the mess of wood. There were typical aluminum storm units on the much older wood windows.

Anneke and Andy decided to put their environmental values

to work, and asked us to help them. The scope of work included cellulose insulation in all the walls and ceilings, and new Low E argon wood windows with clad exterior for low maintenance.

That is the usual path. But, in addition, a troublesome area over the kitchen, and the basement walls, were insulated with Demilac closed cell foam (80% soy based). The furnace ductwork was also reworked and properly sealed, and improvements were made in storm doors and other details.

In their first winter after these renovations, the homeowners could no

longer guess the morning outside temperature from the inside temperature. They were no longer sleeping outdoors!

Gathered around the gas parlor stove in the living room, they at times forget to turn it on, as the room is quite comfortable without it. Their overall fuel consumption is down by one-third.

The older homes in our region are a great asset, and a great opportunity to reduce our energy usage



by significant measure. Whether your home is a candidate for a Deep Energy Retrofit, or for more modest improvements, Wright Builders can help you achieve your cost- and energy-saving goals. And, happily, in the mix, you can be more comfortable! ▲