



**Going Green  
Doesn't Have to Cost More**

## No to Low Cost



*Approximately \$0 to \$200*

- Seal attic to prevent water intrusion and attic uplift.
- Test attic for infiltration after it is sealed to minimize humidity and mold issues
- Install aerators on all faucets. (1.5 GPM)
- Replace all faucets & shower heads with WaterSense low flow models
- Install rain sensor for irrigation system or permanently abandon existing irrigation system.
- Extend rain gutters to discharge at least three feet from house
- Seal wall openings between the garage and conditioned spaces to eliminate infiltration of toxins into living spaces
- Develop a demolition and construction waste management plan
- Implement a recycle, reuse plan for construction
- Anchor exterior structures properly

For new construction, refer to the  
FGBC Green Home  
Designation Standard at  
[www.floridagreenbuilding.org/homes](http://www.floridagreenbuilding.org/homes)



## Minimal Cost



*Approximately \$200 to \$700*

- Have home tested for energy efficiency by a HERS rater. The test will help indicate where issues in the home exist and address those prior to making big investments
- Replace weather-stripping on all exterior doors
- Apply gaskets or caulk to all electrical outlets, switch plates and HVAC diffusers and grills
- Replace thermostats with programmable thermostats
- Increase attic insulation to R-38
- Add window tint to reduce solar heat gain
- Install motion or light sensors to all exterior lights
- Install Energy Star ceiling fans in living areas & bedrooms
- Install and set timer on hot water heater
- Inspect & seal all air-conditioning duct work with mastic
- Plant trees on the south, east and west side of the home to shade walls and A/C compressors
- Replace irrigation controller with programmable one
- Replace toilets with WaterSense fixtures
- Add a pool cover to reduce evaporation
- Have an irrigation professional perform a “check up” on an existing irrigation system
- Install carbon monoxide alarms at entrances to garage and all bedrooms
- Install dehumidifier in HVAC system
- Install make-up air source to laundry room located in conditioned space
- Ensure whole-house infiltration is minimized by sealing all top plates & air conditioning supply box drops at drywall
- Install a house energy monitoring device

## Moderate Cost



*Approximately \$700 to \$1,200*

- Replace old toilets, with WaterSense fixtures
- Replace appliances with Energy Star appliances
- Repaint interior walls with low-VOC light reflective paint
- Add a radiant barrier on underside of roof sheathing
- Install rainwater harvesting/cistern for irrigation
- Replace with healthy flooring as defined in the FGBC Green Home Reference Guide
- Replace circulating kitchen fan with exterior ducted Energy Star labeled range hood
- Brace gable end roofs at trusses
- Apply/inject insulation to hollow core block
- Install garage exhaust fan with motion detector & timer

## High Cost



*Approximately \$1,200 to \$4,000*

- Replace all turf yard with at least 50% of new plants from the Florida Friendly Plant list
- Add a hurricane protection system for windows and doors approved by Florida Building Code
- Install greywater collection system on bathroom sinks to reduce amount of potable water used for toilet flushing
- Replace old water heater with Heat Pump Water Heater (1,000 cubic feet of space required. Garage is an ideal location) OR
- Replace old hot water heater with solar water heater
- Replace pool pump with Energy Star pump OR
- Replace old pool pump with solar pool heating system
- Replace old A/C system with new SEER 15 or higher and 8.5 HSPF minimum efficiency. (Ensure that system is right-sized with complete energy calculations, manual J and manual D. If replacing A/C system, duct work should also be replaced.)
- Repaint exterior of house with paints that offer light reflectance greater than 50%
- Re-plumb residence with PEX manifold type system

## Most Expensive Cost



*Approximately \$4,000 to \$30,000*

- Install Photovoltaic Electric Generating System
- Replace roof with Energy Star light reflective roof
- Use radiant barrier decking with new shingle roofs when decking is being replaced
- Replace old windows and sliding glass doors with new hurricane impact resistant and Energy Star products



The FGBC Florida Green Home Retrofit Guidelines were developed to assist homeowners and remodelers in making home improvement decisions to improve the efficiency, health and environmental friendliness of their homes.

[www.floridagreenbuilding.org/consumer-help](http://www.floridagreenbuilding.org/consumer-help)

## Homeowner Operations

- Turn off lights, fans, TVs, chargers, and appliances when not in use
- Replace all light bulbs with compact fluorescent bulbs or LEDs
- Keep doors and windows closed if the air conditioner is in the On or Cool position
- Set thermostat at 80 degrees when you leave the house
- Turn off water while brushing your teeth and washing your hands
- Shower in under 5 minutes
- Change air-conditioner filters monthly
- Leave bathroom exhaust fan on for 20 minutes after showering
- Replace or clean any items that are moldy
- Use green cleaning products
- Reduce temperature of hot water heater to 120 degrees
- Change appliance water hoses to reinforced hoses
- Remove existing garbage disposal and compost vegetable waste for use in landscaping
- Keep dedicated recycling bins in place
- Water outdoor plants and grass in the early morning
- Cut lawn no lower than 3 inches
- Install rain barrels at downspouts
- Use non-cypress mulch in landscaping
- Have a hurricane plan and kit
- Take batteries, old paint, electronics, and chemicals to a hazardous waste disposal



1415 E. Piedmont Drive, Suite 5  
Tallahassee, FL 32308-7954

Phone: 850-894-3422

Fax: 850-671-4897

E-mail: [info@FloridaGreenBuilding.org](mailto:info@FloridaGreenBuilding.org)  
[www.FloridaGreenBuilding.org](http://www.FloridaGreenBuilding.org)



## Affordable Housing Cost-Effective Green Options

*Prepared by the Florida Green Building Coalition  
Affordable Housing Committee*



*\*\*The costs presented herein are provided for illustrative purposes only and should be verified by the user\*\**