

Real Estate News You Can Use

Brought to you free by Brett Roderman

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Benefits of Installing a Heat Pump in Your Home

The advent of Earth Day on April 22 reminds everyone of the need to protect the environment for future generations. One way you can contribute to protecting the earth is to replace your home’s conventional heating and cooling system with a heat pump. It helps the environment and has other benefits as well.

Traditional heating systems use gas or propane with high carbon emissions. Heat pumps rely on electricity, which is cleaner and tends to be more stable in its month-to-month cost. The Center for Global Sustainability (CGS) has determined that a heat pump transfers 300% more energy than it consumes. Despite the up-front cost of installing a heat pump, there are cost savings over the long term. According to Rewiring America, installing a heat pump will save in the range of \$800-\$1,000 per year in utility costs over baseboard heating, electric furnaces and the like.

There are financial incentives from federal, state and local governments that make the installation of heat pumps more attractive. Depending on your income, there is a provision in the Inflation Reduction Act that may cover 50% to 100% of the cost of switching to a heat pump. If your income doesn’t qualify you, there is also a 30% tax credit for home energy projects.

Results from a survey performed by the CGS indicate that a heat pump can increase the value of a home by \$10,400 to \$17,000. Please contact me for more information on this valuable asset for your home and our environment.

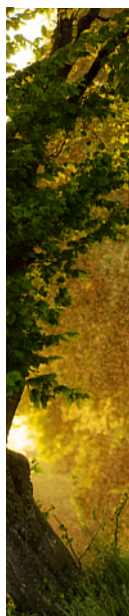
3 Young Activists Fighting for the Planet’s Future

In our present age, in which humans have permanently altered the course of nature, the number of people fighting for the future of our planet is growing exponentially. This is none more true than for the younger generation who will be inheriting the earth we leave behind. In celebration of Earth Day on April 22, here are three inspiring young environmental activists making a difference.

Timoci Naulusala. At the age of just 12, Fijian Timoci Naulusala addressed world leaders at the COP23 climate conference after winning a climate speech competition in his homeland. Calling on the global community to stop blaming, stop waiting and start taking action, his inspiring phrase “Speeches and talks won’t solve the problem but walk the talk is more effective” was a stark message to the powers that be.

Xiuhtecatl Martinez. The activist and hip-hop artist also known as “X” is the youth director of Earth Guardians, an organization that works to remove pesticides from public parks across America. He has addressed the United Nations, jointly led a lawsuit against the US government for failing to mitigate damage to the atmosphere, and appeared at TEDx as a performer.

Jaden Anthony. By the age of 11, Jaden had already found a novel way to introduce other children to the issues faced by the environment. He created a graphic novel series in which a superhero fights to save the world from environmental catastrophes and the evil corporations behind them, inspiring the next generation of climate activists.



Famous quotes on Nature

In honor of Earth Day on April 22, here are some quotes about nature:

The goal of life is to make your heartbeat match the beat of the universe, to match your nature with nature.
Joseph Campbell

Adopt the pace of nature. Her secret is patience.
Ralph Waldo Emerson

In nature, nothing is perfect and everything is perfect. Trees can be contorted, bent in weird ways, and they're still beautiful.
Alice Walker

If you truly love nature, you will find beauty everywhere
Laura Ingalls Wilder



4 Ways You Can Help the Environment Right Now

With Earth Day falling on April 22, it's worth remembering that no small actions to protect the planet are insignificant. If you're looking for ways in which you can personally make your own small difference, here are a few ideas you could try.

Reduce electrical energy use. Leaving appliances plugged in when not in use actually causes them to still take in, and therefore waste, energy. This unnecessary demand for electricity prolongs the usage of the coal-fired power plants that generate it or wastes the energy generated by cleaner renewable sources. Unplug things when they aren't needed and turn off lights when you're out.

Rethink your driving habits. Unless you have an electric car, every drive contributes to the buildup of fossil fuels in the atmosphere, which causes climate change. Consider cycling, walking or using public transport when possible, or if you know other people heading to the same destination, organize a carpool.

Lower your water usage. We're not talking about drinking water here. You'd be amazed at the amount of water wasted through seemingly small actions such as leaving the tap on while brushing your teeth, using the dishwasher when it's not fully loaded or showering for longer than you need to. Small habits to save water are a huge boost to our world's natural resources.

Cook "root to stem." The stems, leaves and roots that many people cut off their vegetables when cooking are actually just as edible and delicious as the supposedly more desirable parts. Avoid food waste by cooking these too, either in the same way you'd normally cook the rest of the vegetable or by using recipes specifically tailored to using the whole plant.

Can I Get My Home LEED Certified?

Yes, you can. LEED stands for Leadership in Energy and Environmental Design. LEED certification is a green building rating system developed to promote water and energy efficiency and savings, waste reduction, air quality improvement and more.

For certification, your home is inspected by a LEED for Homes Provider or Green Rater and points are earned based on your home's features. A minimum of 45 points are needed, with higher points giving you Silver (60-74), Gold (75-89) or Platinum (90-126) certifications. Points are awarded for features such as: improved insulation of pipes, ductwork, walls and ceilings; plumbing fixtures such as water-saving toilets, showerheads and faucets; nontoxic paints, primers, adhesives and carpets; renewable building materials; proper ventilation and many other aspects. When you build a new home or remodel, you can follow the LEED guidelines to make your home as green as possible and ensure you reach the points needed for certification.

With LEED certification, you'll be rewarded with possible tax benefits, increased home value and a home that stands out in the market when you sell.

Thank you for your referrals!

I succeed when people like you refer me to your friends, neighbors and loved ones. It's the best kind of feedback I can receive.

So thanks for continuing to pass this newsletter on to people you care about.

Bright Spring Salad

Salad:

1 bunch asparagus, chopped
1/2 cup frozen peas, thawed
2 cups of salad greens
2 radishes, thinly sliced
1/2 avocado, diced
1/4 cup toasted pistachios, chopped
1/2 cup feta cheese, crumbled
1/2 cup roasted chickpeas
Fresh herbs for garnish (basil, mint or chives)

Dressing:

1/4 cup fresh basil
1 garlic clove
1/4 teaspoon sea salt
1 tablespoon white wine vinegar
2 tablespoons olive oil
1 tablespoon lemon juice, plus 1/2 teaspoon zest

Bring large pot of salted water to boil and prepare ice water. Blanch asparagus for 1 minute until tender. Transfer to ice water for 1 minute, then drain. Allow asparagus to dry and transfer it back to bowl and add peas. In food processor, pulse together herbs, garlic, salt, vinegar, olive oil, lemon juice and zest. Add half the dressing to bowl with asparagus. Arrange salad greens, layer asparagus/pea mixture and the rest of the ingredients. Drizzle remaining dressing, season to taste with salt and pepper. Serve.



4 Reasons to Consider a Green Remodel

While any green changes we make around the home will undoubtedly protect the planet, did you know that it can also have a positive impact on the value of your property while also reducing your costs? Here are four reasons to consider a green remodeling of your house in celebration of Earth Day.

A well-modeled layout can help heat your home. Modeling your living room to face south and therefore trap the sun during winter will reduce your overall energy consumption and, as a result, your costs. Likewise, having a skylight will maximize the light in and around your home and reduce the need to turn on the lights.

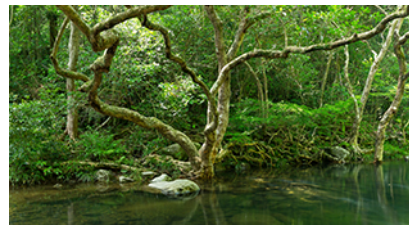
The color of exterior walls can naturally regulate temperature. Outer walls painted in light colors help to deflect heat, reducing the need for air conditioning, while dark colors help to keep heat in and reduce the need for heating energy. Using a color appropriate for your local climate can be a huge money saver and also aesthetically pleasing.

Sealing your home saves your heating system. Making sure that gaps and drafts are properly eliminated means that your home will heat more quickly and you won't have to have your heat turned on too long for a toasty home. This could be done with simple weatherstripping around doorways and windows or more extensive work such as installing airtight drywalls.

Reuse items for a rustic look. Vintage is in, so using reclaimed or repurposed materials at home, whether it is retro furniture items or upcycled decorations, will not only reduce your usage of raw materials for new items, but if you have a keen eye, it can also help create a unique and pleasing environment to be in.

If you would like tips on green remodeling to increase your property value, call us today to discuss your options.

Worth Reading



Seimbang/Balance

Hilang Child

British musician Hilang Child collaborated with Indonesian musicians Prabumi and Ninda Felina to explore the sounds we are at risk of losing to environmental destruction. With funding from the British Council, they collected field recordings in threatened wild places in the UK and Indonesia, pooling their library of sounds to create five pieces of music documenting human impacts on the natural world. More: <https://tinyurl.com/worth0423b>



The Climate Impact of Your Neighborhood, Mapped

New York Times

With Earth Day arriving on April 22, you may be curious to know how, in the grand scheme of things, you and your neighborhood are doing in terms of carbon footprint and environmental friendliness. This interactive map published in the *New York Times* will help to answer your question. Zoom in on your neighborhood to see how much climate impact your community has compared to the average, with green areas showing lower emissions and amber showing high. More: <https://tinyurl.com/worth0423a>



Quick Quiz

For an answer, email me at br@brettroderman.com or call 404-229-7600.

What is nuclear fusion?

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We can't make this stuff up!

King Manu of the Akan people in West Africa has returned to his old job as a gardener in British Columbia. After seven years leading the Akan, he went back to his gardening post to raise money for his people.

A postcard arrived at an address in Michigan more than 100 years after it was sent. Brittany Keech found it, stamped in 1920, among the piles of junk mail that came through her door. How's that for snail mail?

A man in York, England, is still waiting for his refund after a food truck accidentally charged him £666.50, or about \$800, for a burger. Despite the truck owner's willingness to assist, the banks are still deliberating the burger's worth.

In Japan, a man became trapped inside a closed shopping mall after falling asleep in a massage chair. After he triggered an alarm upon waking, 10 police officers arrived, assuming he was an overnight shoplifter.

Wondering What's Happening in Your Neighborhood?

How has the price of your home changed in today's market? How much are other homes in your neighborhood selling for?

These are all critical questions that shouldn't be overlooked when thinking about buying or selling your home. Whether you're curious about prices in your area, whether it's an excellent time to sell, or just need an expert to answer your questions, I can give you the tools and offer guidance through the entire buying or selling process.

Let me know how I can help by simply giving my office a call at 404-229-7600 to set up a time to connect.

Contact me today:

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