

HOME



<< OLD, BUT NEW
Couple's remodeling project retains the home's classic Craftsman style. E3

VERSATILE PLAN
Design provides open layout, and has space for future expansion. E2

INSIDE

GOING GREEN TO THE MAX



PHOTOS BY SUZANNE CARR ROSSI / THE FREE LANCE-STAR

This house being built by J. Hall Homes blends luxury, state-of-the-art energy efficiency and age-in-place design.

Luxury home showcases energy-efficient features

BY RICHARD AMRHINE
THE FREE LANCE-STAR

The home Brian Healy is building in Spotsylvania county's Carriage Hills subdivision will be spacious, luxurious and perhaps above all else, green. Once it's completed later this fall, it will demonstrate that a house can be not just energy efficient, but actually feed energy back into the power grid.

"I wanted green and no steps—I'd never heard of aging-in-place before—and I wanted it to be spacious," Healy said. "With this house all these things come together. They all work together because they are part of the design of the house."

The custom house is being built by Jeff Hall of J. Hall



Jeff Hall of J. Hall Homes explains the routing system that brings hot water to any faucet in the home in just seconds.

Homes of Fredericksburg. He has been a leading local advocate of residential construction that applies the

latest technology to achieve extreme energy efficiency. He points out that just because a house is large and luxurious

doesn't mean that it can't have a next-to-unnoticeable carbon footprint.

"There are certain costs involved, but it becomes more of an investment," said Hall of the higher up-front costs that are recovered through utility savings over time. "You get educated and the 'green' part grows on you."

Some of the features, such as the Water Furnace geothermal heating and cooling system, and the 54 photovoltaic solar panels on the south-facing rear side of the roof, are not exactly new, but they are constantly being improved and prices are coming down a bit as the technology is more widely used.

The tightly sealed envelope

SEE EFFICIENT, E4



Advanced photo-voltaic solar panels are installed on the the south-facing roof, out of sight from the front of the house.



The family room has a coffered ceiling and shares the main living area with the kitchen. Sliding doors open to the patio.

SEE WEATHER, E4

Prepare house for the cold weather

START BY TAKING A LOOK AROUND IN SEARCH OF TYPICAL TROUBLE SPOTS

BY C. DWIGHT BARNETT
TRIBUNE NEWS SERVICE

It's been a hot summer, but don't let the pleasant weather catch you off guard. It's time to prepare your home for the fall and winter weather to come.

1. Clean the exterior glass. As the weather cools it becomes more difficult to dry the windows because cold air cannot hold as much moisture as warm air and the glass will streak. You can clean the inside any time of the year.

2. Make sure gutters and downspouts are clean and that runoff water drains at least six feet from the foundation. Water that pools next to the foundation can seep to the interior of the crawlspace or basement.

3. Inspect and recaulk, if necessary, around all exterior window and door frames. Loose or missing caulking allows air to penetrate the wall, which increases your utility costs. A typical home with no exterior caulking allows so much air to enter that it is like having a window open all year long.

4. Use a quality silicone caulk to seal cracks in all exterior concrete pads. Driveways, walks and most patios have "control joints" or lines purposely made in the concrete to control the cracking that will eventually occur. Cracks that are open can absorb rain and snowmelt and when the water refreezes it can lift the concrete at the joint or cause the cracks to widen.

5. Inspect the crawlspace area of the home by entering the crawl. If you are unable to crawl under your home, hire a licensed professional home inspector. Check for loose or missing insulation on the perimeter walls and rim joists. Make sure that all soils or gravel on the floor of the crawlspace are covered with a 6-mil or heavier plastic vapor barrier and that all seams are lapped and are sealed with tape. Check under the bathrooms and kitchen for signs of leaks or decay to the flooring. All ductwork should be taped and sealed at all joints and seams. Remove all debris from the crawlspace and insulate and add a seal to the crawlspace door.

6. If you have a wood-burning appliance, make sure the chimney is inspected by a certified chimney sweep. A well-used chimney will need

Scented candles can make your home happy

BY BILL DALEY
TRIBUNE NEWS SERVICE

Scented candles can help set a mood just as effectively as music, lighting, color and interior design. All you need is a match to spark the magic. But how do you go about buying scented candles?

"What will make me happy?" suggests Tim Rossi, director of communications and public relations for Nest Fragrances in New York. Find out which "fragrance family" suits you best—citrus,

floral, gourmand for example—and zero in, says the self-described "citrus guy." Rossi recommends you sniff a candle both unlit and lit in judging the fragrance; your opinion might change.

"A scented candle is like a personal fragrance. It is, of course, personal," says Mary Wallace, North American marketing director for Diptyque, the Paris-based luxury goods company. She recommends you visit the store in person to smell for

yourself.

Given a scented candle, like a personal fragrance, can be expensive, the points made by Rossi and Wallace are good to remember. Makers justify their prices by pointing to what's in the candles.

"The more elaborate the vessel, the more expensive the candle. But even simple vessels can house quality fragrances as usually expensive to produce," wrote Andrew Goetz, co-founder of New

York-based Malin+Goetz apothecary and lab, in an email forwarded by his publicist. "High quality wax and cotton wicks will also add to the expense. Lastly, if candles are hand poured in an artisanal manner—this too will drive up the cost of producing a great quality candle."

Scents, like almost everything, have their moments in the sun. What are the hot fragrances right now?

SEE CANDLES, E2



The Beach Walk Candle combines notes of coconut milk, lemon, pink pepper and musk to evoke memories.