



HAPPY NEW YEAR!

Inside you'll find:

- Featured Project
- Employee Profile
- Gas Capacity Update
- Buying, Renovating & Selling: Financial Considerations
- & More

Ask a question, write a review, or just say hello, we want to hear from you!



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Newsletter



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Featured Project: Energy Efficiency in East Orleans



4,934 sf, 3 bedrooms, 3.5 baths, attached 2 car garage

Built in 2014 on a half acre lot in East Orleans, this new construction home contains 4,934 square feet of living space and replaces a single story cape-style home that was completely removed. Featuring a modern/contemporary design, the home's focus is on energy efficiency and the view of Meetinghouse Pond.



Efficiency details include:

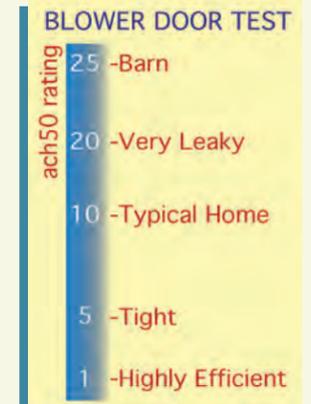
- 35 solar panels mounted on the roof generate approximately 11 KW per year (Enough to cover the demand of the home and more)
- Water cistern collects rainwater to be reused for gardening or washing cars
- Double glazed impact rated windows
- Heated and cooled by using only 4 mini split systems (1 basement, 2 main floor, 1 second floor)
- Fully ducted Heat Recovery Ventilator (HRV) unit which pulls in the stale air and redistributes clean air to each room, similar to that of your common household bathroom fan, but on a much larger scale. In addition the Energy Recovery Ventilator (ERV) conditions the air as it enters the house prior to distributing it throughout the rest of the house.
- The roof structure of the home has an R-value of 68.6 which consists of 3 layers of cross laid 2" Polyiso insulation and 11" dense pack cellulose.
- The exterior wall structure of the home has an R-value of ~39.06 which consists of 2 layers of cross laid 2" Polyiso insulation and 5" dense pack cellulose.

The result is an incredibly efficient home. Using a blower

door test, this home tested at .49 ACH50, considered a very air tight and energy efficient home.

WHAT IS A BLOWER DOOR TEST?

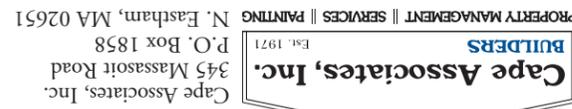
A blower door is a tool that depressurizes a house; this depressurization exaggerates the home's air leaks, making the leaks easier to measure and locate. A blower door is a powerful fan that mounts into the frame of an exterior door. The fan pulls air out of the house, lowering the air pressure inside.



The higher outside air pressure then flows in through all unsealed cracks and openings.

The average U.S. home has enough air leakage to add up to the equivalent of leaving a medium sized window open 24 hours a day!

Go Green! If you would like our Newsletter e-mailed to you please contact abarenwald@capeassociates.com



Buying, Renovating & Selling: Financial Considerations



Do you keep accurate records of work done on your home? Developing this habit can help you save money should you decide to sell your home. Listing improvements and major repairs can reduce what is considered capital gains.

For example:

- Purchase Price in 2010: \$200K
- Improvements: in 2012: \$50K
- Selling Price in 2014: \$350K

Most people think of the gain as \$350K - \$200K = \$150K gains and are taxed on that \$150K. But instead, the

\$50K spent on improvements should be considered in the calculation, meaning \$350K - \$250K (\$200K purchase price + \$50K improvements) = \$100K gains. Consult your tax professional to be sure this is appropriate under your personal circumstances and to understand which expenses qualify.

If you need help finding information on current or past work that was done on your home by Cape Associates, call us. We keep a lot of historical information on the homes and projects that we work on and could possibly help save you money! (Administrative fees may apply.)

PROJECT TEAM LEADERS:

- Project Manager:** Trevor Meyer
- Foreman:** Mike Meads
- Architect:** ZeroEnergy Design
- Engineer:** McKenzie Structural Engineering
- Interior Designer:** Molly McGinness

EMPLOYEE BIRTHDAYS

DECEMBER

- 1st – Chris Dio
- 2nd – Derik Burgess
- 3rd – Charlie Quast
- 5th – Ken Lemerise
- 8th – Jeanne Cole
- 9th – Brian Barker
- 16th – Ruth Marriott
- 17th – Tony Zehnder
- 18th – Chuck Eastman & Chris Lajoie
- 20th – Sean Skehill
- 21st – Matt Cole

JANUARY

- 2nd – Steve LaFland & John Mitsis
- 3rd – Aubrey Field
- 4th – Steve Zayatz
- 8th – Glenn Olson
- 10th – Chris Kamens
- 11th – David Hedin
- 20th – Ralf Creech
- 21st – Mark Kinnane
- 22nd – Lance Stanley
- 23rd – Jim Anderson, Tom Yongen & Jon Ziperman
- 27th – Joe Dalton & Paul Dunn
- 30th – Scott Brierly

FEBRUARY

- 1st – Rob Stevenson
- 4th – Will Ryan
- 6th – Aaron Duff
- 11th – Wes Bronsdon & Aaron Hayes
- 20th – Lance LaLone
- 23rd – Steve Coan
- 24th – Jack Still
- 28th – Brendon Stevens

Employee Profile: Dave Plum

Dave Plum joined Cape Associates in 2009 to spearhead the plumbing department. As our Master Plumber in residence, Dave manages small and large jobs throughout all departments in the company. “I enjoy the variety of work that I undertake every day,” says Dave, “and the positive people that I work with.”

Dave has found an important balance between the hard work he performs at Cape Associates and his time at home. He lives in East Harwich with his wife Sue, their two children Malcolm and Anna, and their two dogs Glaeden and Kroner. The family takes full advantage of the outdoors, gardening and fishing whenever the Cape seasons allow. “Champagne and lobster salad on the beach is my idea of the perfect meal,” Dave explains. “We all cook



together and Sue and I fully support the many sporting activities that our children are a part of.”

Cape Cod Gas Capacity Update

The local community learned through the Cape Cod Times on December 2nd about a moratorium on new and expanded natural gas hookups due to weaknesses in the delivery infrastructure. An investigation into odor complaints in January by National Grid led to the discovery of nine below-standard welds and three sections of pipe not consistent with company records. To remedy the problem, National Grid lowered pressure in the line, without interruption to current customers, and seeks to replace 21 miles of main.

Here’s the good news for those building on parts of Cape Cod who recently learned they can’t get natural gas for up to seven years: you have the local building community working on your behalf.

The Home Builders and Remodelers Association of Cape Cod (HBRACC) hosted a meeting with National Grid on December 9th to discuss the moratorium on new and expanded natural gas hookups for Brewster, Dennis, Orleans, Eastham, Harwich, Chatham and parts of Barnstable and Yarmouth.

Cape Associates senior project manager Trevor Meyer sits on the board of directors of HBRACC and attended the meeting with the utility, along with representatives from Cape Cod Chamber of Commerce, Cape Cod Commission, Cape Cod & Islands Association of Realtors,

and representatives from the offices of state Sen. Daniel A. Wolf and state Rep. Sarah Peake. Trevor reports that HBRACC’s takeaway from the meeting is a set of priorities to:

- Seek a lift on the moratorium for the less than 30 pending projects with building permits approved for gas service
- Create a watchdog committee to monitor National Grid’s progress
- Support joint state, regional, and town approval processes to expedite administrative and practical implementation

The Cape Cod Commission requested to receive National Grid’s time line for progress and intends to schedule a future meeting.

Don’t burn money waiting for gas — how to build for natural gas service during the moratorium:

The building industry faces a new conundrum—how to solve a short-term problem and satisfy long-term desires? Current trends indicate many people building in affected parts of Cape Cod will want natural gas service in their homes but won’t be able to connect for up to seven years. Clients who want natural gas service when it’s available will incur additional costs, but savvy builders and property owners can build now to reduce the costs of transitioning in the future.

(Continued on next page >)

2014 Holiday Party Pictures

On December 16th, 125 Cape Associates employees gathered at the Sheraton in Eastham to celebrate the holidays. With food, refreshments, and raffle prizes the afternoon brought everyone together in good cheer.



The most seamless solution is to install a propane delivery system and convert to natural gas later. Whether you are paying the bill or doing the work, get on the same page regarding these three critical details to ease the budgetary hit and implement an efficient process:

- Make sure the building’s piping is suited for natural gas. Piping for propane can be smaller than piping for natural gas but doesn’t need to be.
- A trench will need to be dug from the main line to hookup the house. Plan for this disruption when landscaping.
- Many appliances are compatible with propane and

natural gas. Since the two fuels work at different pressures, special fittings and proper conversion kits are required, both of which should be installed by a professional. Newer appliances typically come with conversion kits, and manufacturers can usually provide kits for older models. Water heaters are the exception—unfortunately, homeowners will need to buy a new water heater at the time of conversion.

We will follow this developing story and will keep you updated as details emerge.

EMPLOYEE ANNIVERSARIES

DECEMBER

- Derik Burgess – 13 years
- Adam Friend – 1 year

JANUARY

- Joel Erickson – 12 years
- Tony Zehnder – 9 years
- Dave Ellinwood – 4 years
- Scott Brierly – 3 years
- Rob Stevenson – 2 years
- Steve Coan – 2 years
- Mark Straughn – 1 year
- Andrea Baerenwald – 1 year

FEBRUARY

- Peter Radlke – 10 years!
- John Leslie – 10 years!
- Russ Hughes – 5 years
- John Mitsis – 5 years
- Glenn Olson – 3 years
- Ray Kolbus – 3 years
- Billy Moore – 2 years
- Tyler Turner – 2 years
- Camden Leach – 2 years

Community Spotlight on Health Care Options!

Outer Cape Health Services (OCHS) has been a vital part of our community for more than 25 years, providing residents and visitors with the highest quality of health care. Experienced primary and specialty care providers, a wide range of health and social services and affordable care options are the major reasons that those who live on the outer Cape go to OCHS. Locations: Provincetown, Wellfleet, Harwich, and soon Brewster. Learn more at www.outercape.org

Cape Cod Healthcare is a leading provider of healthcare services for residents and visitors of Cape Cod. With more than 450 physicians, 4,700 employees and 1,100 volunteers, Cape Cod Healthcare’s mission is to coordinate and deliver the highest quality, accessible health services, which enhance the health of all Cape Cod residents and visitors. For locations and info visit www.capecodhealth.org.