

Featured inspector: Miles Dyson

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improve it to meet the standards of the program," he said. Tweaks can include anything from radiant-barrier paint, which helps break up the radiation coming into the house and reflects it back out so that it never gets into the living space, to Low-E windows and expanding spray foam.

"In addition to the energy-efficiency section, we also look at things like water efficiency, materials and resource management, global impact, location and linkages and site sustainability," he said.

Through third-party inspections like framing checks, insulation checks and ductwork checks, Dyson makes sure all of the things that were planned for the home are implemented.

"After that is all satisfied, we will go forward and complete the project, and then we will come and do a final insulation check," he said.

This includes checking all the appliances and performing a Blower Door test.

"Then we know what the home's overall efficiency is, and we plug that into whichever program we are planning to participate in – Energy Star, Build Green New Mexico, LEED," he said.

Along with a continuation of green building in new construction, he said the next push nationally will be a focus on existing homes.

"Existing homes are the ultimate green project because we are about saving resources," he said.

"The average home in the country has a HERS rate of around 125 to 150. I think we are going to see the implementation of a lot of programs that will help homeowners improve the efficiency of their homes."

He is currently working with Kevin McGinley of McGinley Construction to renovate a home from 1908 up to BGNM silver certification.

"It's going to be a neat project. We've already done a preliminary energy rating on it to see where it's going to be once they complete all the changes. It's going to be around a HERS 70, which is pretty remarkable," he said. "We are going to make it comparable to any new home in town."

According to Dyson, he is the only certified HERS rater in Las Cruces, and in the future as the housing market begins to pick back up he looks forward to helping more builders as they head down the green path.

"I'd like to just continue to help builders," he said. "I want to convince builders of the value of going beyond Energy Star certification."



A McGinley Construction worker blows expanding foam insulation into the wall of this proposed Green Build New Mexico home built in 1908 near Pioneer Park. The foam will help provide better insulation.

PHOTOS BY
BETHANY CONWAY

HERS rater Miles Dyson said renovating existing homes is the "ultimate green project" and is currently helping Kevin McGinley of McGinley Construction to bring this home from 1908 up the Build Green New Mexico's silver standards.

