

REGIONAL FEATURE

MOELLER BUILDERS, INC.

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The personal courtesy Moeller Builders Inc. delivers can be outdone only by the quality of the homes they've been building since 1992. Availability, regardless of time, is standard operating procedure. The company's most recent home, a contemporary lodge nestled in a secluded wooded lot between two residential neighborhoods, is just one of many examples.

The home, located in Midland, is remarkable for its many special features. It includes a state-of-the-art irrigation system built to conserve water using sensors to detect soil moisture, rain, and future weather projections. Two energy-recovery ventilators provide fresh air and distribute it throughout the home while recovering up to 85 percent of the energy they use—factors that no doubt contribute to the home's Energy Star 3 5-Star +rating.

As impressive as those amenities are, this house is perhaps the most remarkable for its pending LEED Platinum Certifications status—the highest possible LEED certification level, which makes the home one of only five in the state of Michigan.

LEED (Leadership in Energy and Environmental Design) is one of the most popular green building certification programs used around the world. It was developed by the nonprofit U.S. Green Building Council (USGBC). It includes a set of rating systems for the design, construction, operation, and maintenance of green buildings, homes and neighborhoods that aim to help building owners and operators be environmentally responsible and use resources efficiently including materials, energy, and water.

The house is also pending as a Department of Energy Zero Energy Ready Home which is a high performance home that is so energy efficient, a renewable energy system can offset all or most of its annual energy consumption. That's pretty remarkable.

In order to build a LEED-certified home, Moeller Builders Inc. had to be certified by Green Built Michigan. To maintain this certification, builders have to complete at least one LEED certified home per year which is not an easy

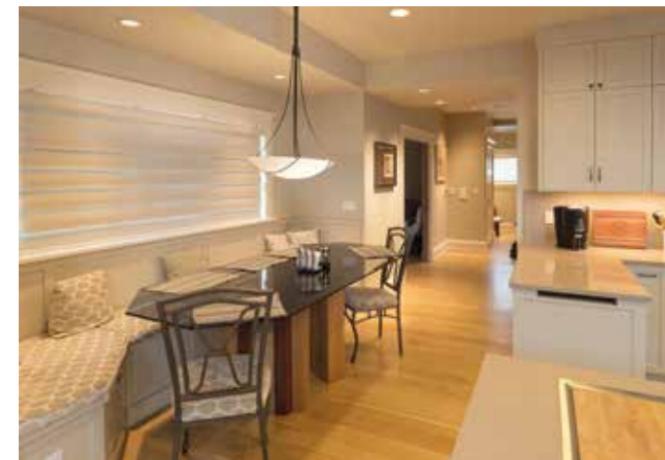


task. LEED certification is costly, albeit environmentally sound, and not everyone has the financial ability to invest in such a home, which decreases the number of times builders are able to utilize their certification.

The Midland home, however, is a testament to how luxury, style and sustainability can be present in a home all at the same time, and how cost-effective it can be long-term. All the products and materials used on the inside of the home are low or no VOC (volatile organic compounds, which have a higher vapor pressure at ordinary room temperature) reducing the material off gassing. VOCs have been shown to be potentially dangerous to humans and cause harm to the environment. While harmful VOCs are not typically acutely toxic, they have compounding long-term health effects that are slow to develop and best avoided.

The interior of this 7,018 square foot home incorporates artifacts from Spain including the two- fifteenth-century columns on each side of the main fireplace. Reclaimed barn wood sits on the mantle top and in the beam-trusses in the vaulted ceiling, while the threaded rods and metal plates accenting the trusses create a more rustic, natural feel.

Hot water used within the house is generated off the geothermal unit and assisted by the boiler only when necessary. The home is fully controlled by a home automation system including the audio/video/security, lighting, heat, door locks... everything. There is even a 'hide-a-hose central vacuum system.





All five bathroom floors, including those in the mudroom and laundry area, are natural stone tile, with polished concrete floors in the basement. There are five bathrooms, two main living rooms, a game room, and an exercise room complete with rubber floors. The home also features five bedrooms and two kitchens all making this home great for entertaining or large gatherings.

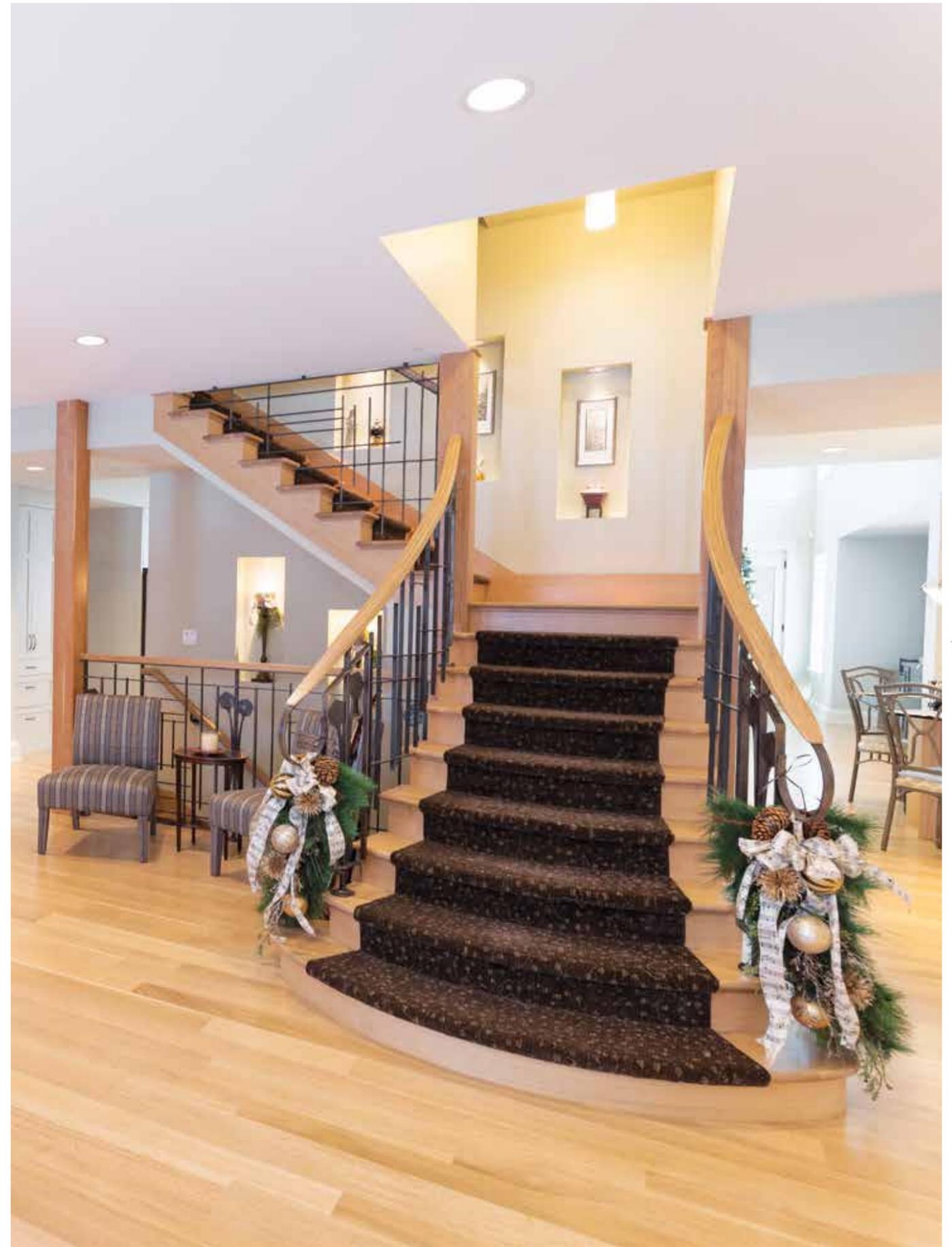
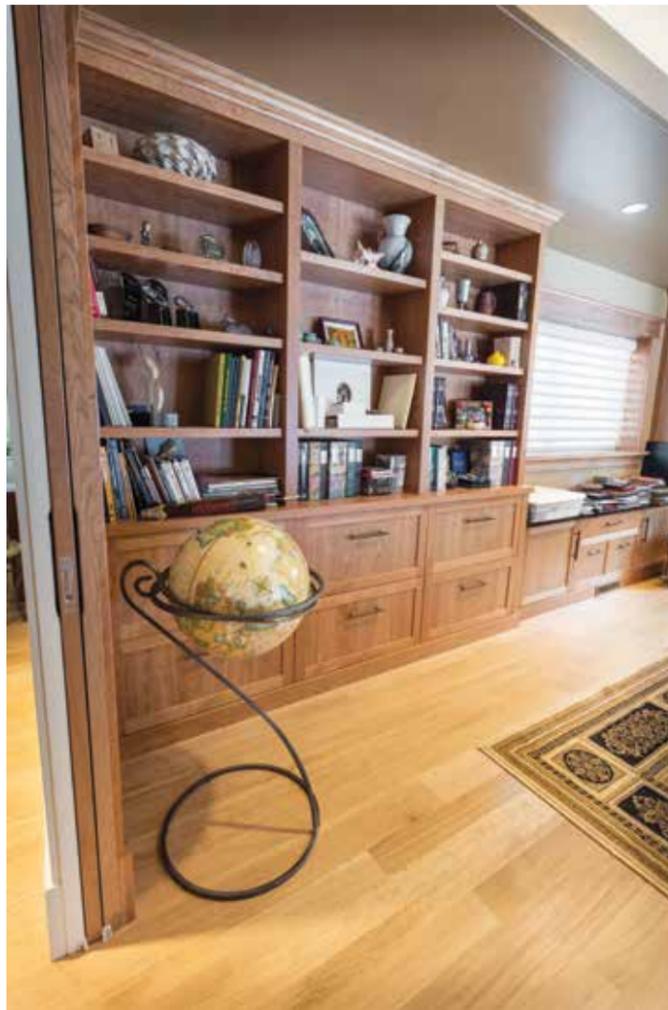
Outside, the landscaping incorporates low-maintenance, drought-tolerant plants native to Michigan, including the turf grasses that have been planted. Irrigation is accomplished with low fixtures adjusted so as to not broadcast water onto patios, walks, driveways and other impervious surfaces. The driveway and main sidewalk to the house have a boiler heat system to melt snow during the winter months.

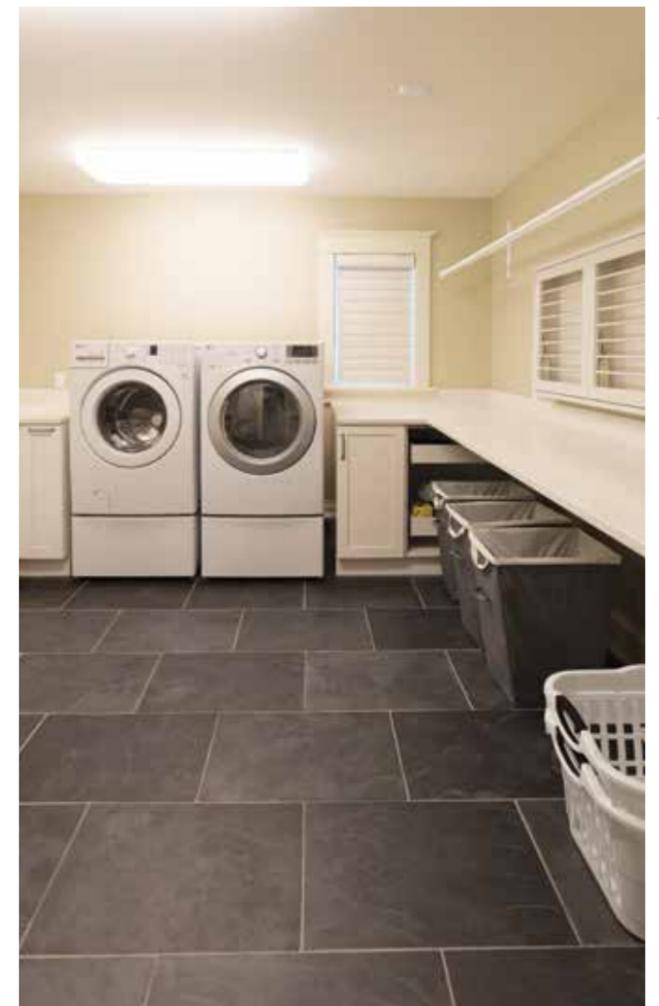
There are plenty of backyard amenities to be enjoyed during the summer as well, including a built-in grilling/patio area complete with granite countertops and speakers in the retaining walls for music while entertaining. There is also an outdoor fireplace and a separate area for a fire pit.

While constructing homes such as this requires experts in architecture, interior design, and landscaping, the central component is the builder, who brings it all together.

Owners Brett & Nate Moeller's intent to understand their clients' lifestyles and construct meaningful spaces to accommodate them is probably the industry ideal, but a tall order nonetheless. To accomplish this, they consider intangible elements such as client personality, convenience, modernity, and fuses them to create something aesthetically pleasing that will last indefinitely.

Regardless of these obstacles, Moeller Builders Inc. guarantees and delivers this level of satisfaction to their clients thanks to a high level of competence and a dedication to





remaining invested and engaged throughout each step of the building process. They feel it is their responsibility as the construction company owners to work through the hiccups, which they handle personally, on a daily basis. If after hours, they're always available by phone or email.

You can learn more about Moeller Builders Inc. by visiting their website at MoellerBuildersInc.com. If you'd like to read more about sustainable building, go to GreenBuiltMichigan.org.

See this home during the spring Parade of Homes. The dates are May 7, 8, 11, 14, 15. Visit the HBA Saginaw / Midland website to see specific times. □

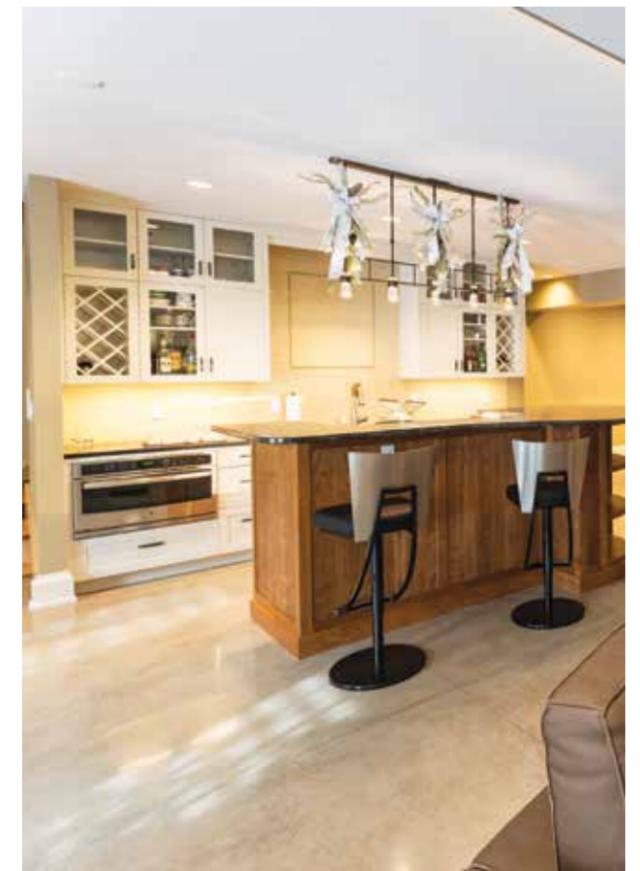
“We had put a lot of thought into the house and wanted to be hands-on during the building process. Moeller Builders were very good at communicating with us and involving us as much as we wished, yet fine with moving ahead without us when necessary.

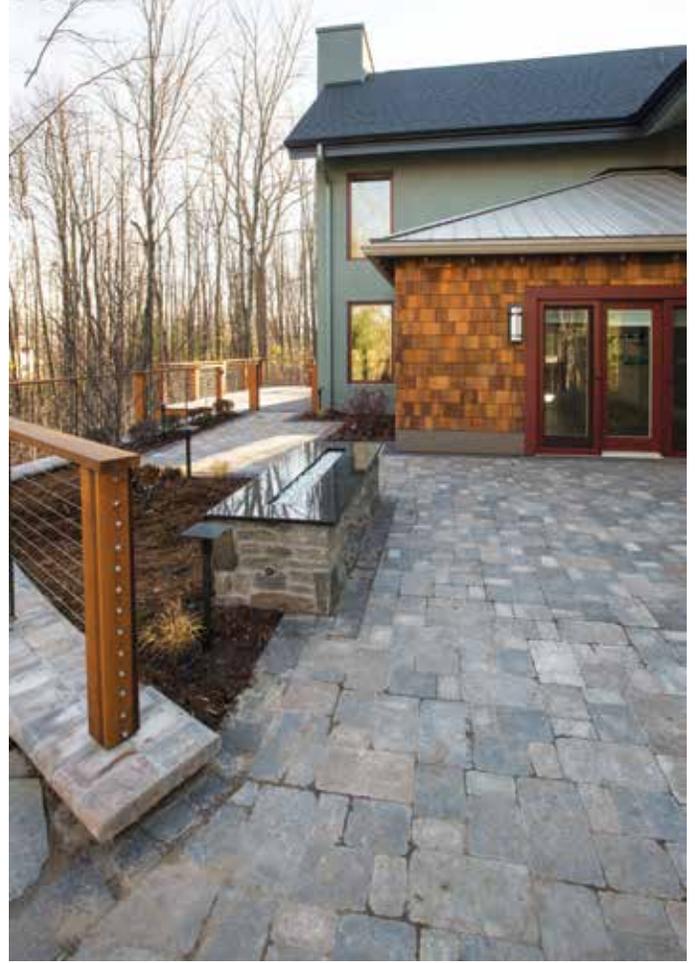
Their work ethic was pretty incredible, many times going way beyond expectations to stay on schedule (when we slowed them down) or resolve an issue. As an example, the day the city trucks were supposed to clear the fall leaf piles from our street happened to be a

busy day for Moeller Builders, with construction trucks parked along the street. Since the city couldn't clear the leaves, Moeller Builders sent their own crew in that evening, after all their construction trucks had left, to personally clear the leaf piles off the street. Several neighbors personally thanked us for their extra care.

Building a home can be exhausting, even messy, at times for everyone – builders, subs, homeowners, neighbors. The people with Moeller Builders were patient, maintained a sense of humor, and did whatever it took to keep everything smoothed over. I think our homeowners experience was better than most.”

- Rebecca Cox, homeowner





IN-FLOOR RADIANT HEAT SYSTEM



MOELLER BUILDERS, INC.

PRINCIPAL OWNERS: Brett, Nathan, and Les Moeller

BUSINESS ESTABLISHED : 1992 - 24 years in business

Our goal is to understand our clients' lifestyles, and build beautiful spaces that enhance their custom home build vision beyond any and all challenges.

No matter how many homes we build, the common factor is the client. We consider clients our priority and feel lucky to make so many new, long-term friendships through our work.

Moeller Builders Inc. was started in 1992 by Les & Vickie Moeller, and is now being run by their two sons Brett and Nathan with the same beliefs that the company was founded on, making them a successful 2nd generation company. Moeller Builders Inc. is a member of the Midland, Saginaw, & Grand Traverse Home Builders Associations.

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