

ASPEN HOMES is so confident in the efficient design and construction of our homes that we guarantee the amount of fuel it will take to heat your home, and that it will be significantly lower than that of a typical home.

UNDERSTANDING YOUR GAS UTILITY BILL

The unit of measurement used for natural gas is a “therm.” The gas company measures the amount of natural gas you use in your home every month and charges you a set rate for the number of therms used plus a base rate for providing the service.

- One therm equals 100,000 BTUs of energy
- A British Thermal Unit (BTU) is the heat required to raise the temperature of one pound of water one degree Fahrenheit. (It is also about the same amount of “heat energy” in a kitchen match.)
- One therm also equals 29.3 kilowatt-hours of energy (so natural gas is a very affordable source to use to heat your home).

WHAT DOES THE GUARANTEE INCLUDE?

Aspen Homes takes extensive efforts to control the factors of construction that govern the efficiency of your home in terms of the energy required to heat the space. As long as the home is operated in a reasonable way during the heating season, Aspen Homes can predict the number of therms it will take to heat your home. Because the amount of hot water used from one home to the next can differ by more than 300%, the guarantee covers only the amount of therms used to heat your home and does not include the therms used to heat your hot water. For more information on the heating guarantee, please review the “Aspen Homes Space Heating Consumption Guarantee” document.

Because Aspen Homes cannot predict or control the rates charged by the gas company, the guarantee covers the number of therms used. If that amount is exceeded, we will pay the additional cost of the additional number of therms used at whatever rate the gas

HOW MUCH CAN I EXPECT TO SAVE ON HEATING MY HOME?

Use the table below to review the calculated and guaranteed savings for each of the home models built by Aspen Homes. The dollar value of the savings is based on the current natural gas rate of \$0.61 per therm. In the future, gas rates are expected to increase, and your savings will only improve along with those increases.

Building	COLORADO'S AVERAGE HOME			ASPEN HOMES			HOMEOWNER		
	Heating Therms	Annual Meter Fee	Heating Cost*	Adjust Heat Therms	Annual Meter Fee	Heating Cost*	Dollar Savings	Percent Savings	Heating Therms Savings
Ponderosa	1130	\$115.08	\$846	577	\$115.08	\$488	\$358	42%	49%
Oak	1423	\$115.08	\$1,035	698	\$115.08	\$566	\$469	45%	51%
Redwood	1073	\$115.08	\$809	538	\$115.08	\$463	\$345	43%	50%
Juniper	1273	\$115.08	\$938	586	\$115.08	\$494	\$444	47%	54%
Ash	1228	\$115.08	\$909	552	\$115.08	\$472	\$437	48%	55%
Pine	882	\$115.08	\$686	421	\$115.08	\$388	\$298	43%	52%
Maple	948	\$115.08	\$728	432	\$115.08	\$394	\$334	46%	54%
Pinion	1122	\$115.08	\$841	501	\$115.08	\$439	\$402	48%	55%
Poplar	803	\$115.08	\$634	383	\$115.08	\$363	\$272	43%	52%
Willow	949	\$115.08	\$729	455	\$115.08	\$410	\$319	44%	52%
Aspen	1076	\$115.08	\$811	489	\$115.08	\$431	\$380	47%	55%

* This includes a 3% percent per therm charge for sales tax and a 3% percent per therm franchise fee.

Cost per therm = \$0.61 (New rate 3-28-03)

HOW IS THE THERM USAGE PREDICTED?

Aspen Homes uses the same computer modeling software that is used by E-Star of Colorado during the energy rating process to predict therm usage, with two modifications.

- The expected thermostat setting is adjusted to a constant 70oF during the heating season. (Aspen Homes suggests that by adjusting the thermostat lower at times, your home will be more comfortable and save you even more money by using less natural gas.)
- In computer simulations of the Aspen Home models, the additional impact of heating the fresh air added to the home by the mechanical ventilation system is not included. (This modification will be added to the standard program in the near future, but is not yet common enough to be included in the general program.)