

NGBS GREEN CASE STUDY

3079 Tall Oaks Court



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GREEN™**
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About the Project

Project Type: New single-family home featuring resilient design and earning the WaterSense label.

House Size: 2,500 sq. ft.

Location: Corinth, Tex.

Performance: 2020 NGBS Green Certification – Silver Level (Sep 2024), WaterSense Certified

Website: [The Oaks](#)

Project Team

Builder: [Netze Homes](#)

Developer: [Fluid Digital Building Technologies, Inc.](#)

Architect: [NZZ Studio](#)

Verifier: [Brad Bray](#), NGBS Green Master Verifier and WRI Certified, [Essential Construction Consultants](#), 2023 Partner of Excellence



Certified by
Home Innovation Research Labs

Overview

3079 Tall Oaks Court earned the WaterSense Label for its superior water efficiency. The home's hot water distribution system is compact, with a very short run from the tankless water heater in the garage into the home with foam-insulated PEX piping. Native vegetation landscaping requires only hand-watering, further reducing water consumption.



Green Features/Practices

- Lot Design & Development:
 - ◆ Walkable infill neighborhood
- Resource Efficiency/Resilient Construction:
 - ◆ Steel framing with pre-built metal stud walls increases the home's ability to withstand natural disasters
 - ◆ Heat pumps for heating and cooling
 - ◆ All-electric home reduces fossil fuel dependence
- Water Efficiency:
 - ◆ ENERGY STAR dishwasher
 - ◆ WaterSense labeled toilets, faucets, and showerheads
 - ◆ Native Magnolia tree and sod require no irrigation system
- Energy Efficiency:
 - ◆ Combination of exterior and interior spray foam insulation creates a tight building envelope
 - ◆ Hot water pipes embedded in spray foam offers energy and water savings
 - ◆ LED Lighting
- Indoor Environmental Quality:
 - ◆ Ducts located in conditioned space offers improved energy efficiency and better air quality

The Verifier Voice

“3079 Tall Oaks Court exemplifies modern sustainable living. The use of steel-framed, pre-built metal stud walls not only strengthens the home’s resilience against natural disasters but also showcases the innovative integration of energy efficiency and durability. With its all-electric design, heat pump systems, and high-performance insulation, this home delivers year-round comfort while significantly reducing energy consumption. Earning the WaterSense Label further highlights its superior water efficiency, from the compact hot water distribution system to water-saving fixtures throughout the home.”

- Brad Bray, President, Essential Construction Consultants, NGBS Green Master Verifier, NGBS Green WRI Verifier, and 2023 Partner of Excellence



NGBS Green Certified. A better place to call home

“At Netze Homes, we are dedicated to seamlessly integrating eco-friendly materials and energy-efficient technologies, crafting homes that are not only beautiful but also gentle on our planet. 3079 Tall Oaks Court in Corinth, Texas was built with steel from 5 recycled cars, saving 50 mature trees from destruction in the process.”

- Anthony Tworek, Senior Director of Business Development, Netze Homes

About 3079 Tall Oaks Court

3079 Tall Oaks Court is a new single-family home with impressive resilient design and efficiency features. The home boasts 4 bedrooms, 3.5 bathrooms, a 2-car garage and steel-framing using pre-built metal stud walls, which offers added strength to withstand natural disasters. The building envelope attributes include exterior insulation and interior spray foam for energy efficiency and resident comfort. The home is all-electric, with heat pumps for both heating and cooling and features LED lighting and ENERGY STAR appliances and exhaust fans.

The Oaks community in Corinth, TX, is a 3.69-acre "green-pocket" infill neighborhood with 17 new homes, each designed with prairie-style architecture that incorporates contemporary and transitional architectural concepts to accommodate next-generation lifestyles.

About Netze Homes

Netze Homes is pioneering change by reimagining land use and designing homes that are environmentally responsible, energy-efficient, and sustainable. In an era where the urgency of addressing climate change is more evident than ever, Netze Homes is resolute in their mission to combat climate change by reducing carbon emissions from construction activities and drive meaningful change. This approach is the blueprint for creating NetZero communities that leave a lasting positive impact while fostering a sustainable living revolution. Their innovative design elements have inspired other homeowners in the neighborhood to embark on their own sustainable upgrades. Constructing NetZero communities is not merely an option; it's an imperative step toward securing a sustainable future.

