

1730 HALAMA STREET  
GREEN BUILDING FEATURES

*Radiant Barrier Plywood Roof Sheathing ~*

Technology designed to reduce heat gain through the roof of a house. The result is a naturally cooler house with less need for mechanical cooling. Roof sheathing plywood made of (OSB) consists of a thin highly polished aluminum foil backing, which reflects radiant heat.

Additionally, the home is designed to exceed the requirements of the Maui County Energy Code for cooling by providing R-19 and R-30 insulation in roof areas.

*Oriented Strand Board (OSB) Roof Sheathing, Floor Sheathing, and Floor Joists ~*

Oriented Strand Board (OSB) is an engineered, mat-formed panel product made of strands, flakes, or wafers sliced from small diameter, round wood logs and bonded with an exterior-type binder under heat and pressure.

Unlike steel or concrete, OSB is made from a renewable resource -- small-diameter, fast-growing trees. Unlike many structural lumbers, OSB is made from farmed trees in managed forests, not old growth forests.

*Air Cooling Variable Refrigerant Flow System (VRF) ~*

The VRF cooling system for residences is state of the art cooling system technology. Unlike conventional systems, which turn on and off in order to maintain room temperatures, VRF systems deliver just the right amount of temperature control.

VRF technology allows you to separately cool multiple rooms from a single, ultra-quiet, and compact outdoor condensing unit. The heart of the VRF system is a multiple-speed compressor that ramps up and down based on the needs of the building load. Each room may be individually controlled from a separate unit. All of the units are linked using transmission cable, providing a fully networked air-conditioning system.

As a result, the VFR ductless split system models have efficiency ratings of up to 20 SEER, which far exceeds current efficiency standards. Thereby significantly reducing energy costs.

*Solar Hot Water System ~*

A Solar Hot Water System with electrical back up is installed in the home for domestic hot water purposes.

*Salt Water Pool and Spa Chlorination System ~*

The Pool and Spa are equipped with an "Eco-Matic" ESC-36 Salt Water Chlorine System.

This natural eco friendly purification technology relies on natural salt pellets to chlorinate the water. As the salt pellets decompose, they produce a natural chlorine by-product.

The highly toxic manufacture of chlorine tablets is not used in this purification system.

Additionally, the salt chlorination process softens the water, eliminating burnt eyes and green discolored hair. The water is very soothing and the salt content is less than that in our natural body.