

Defining Green...

G.P. Kon Custom Builders is now a certified green builder by the National Home Builders Association. What does that mean? A green house is a healthy built home that is a comfortable, healthy and affordable home that reduces energy and water usage and protects the environment. Building materials and processes are selected to reduce pollution and the waste of natural resources both during the manufacturing and construction phases and throughout the life of the home. Because the quality, amenities, and energy savings are evident, these homes have a higher value and are easier to sell.

At G.P. Kon Custom Builders, Inc., we are doing just that with our newest creation at The Farms. We start with the crawl space which is closed and conditioned which provides better moisture control and energy efficiency than traditional wall vented crawl spaces. Homes that have been constructed to include a closed crawl space can save a significant amount of energy. Help maintain a higher level of indoor air quality thus reducing mold and protecting structural framing and insulation.

One of the components for our "Green Home" is Icynene Foam Insulation which has better insulating qualities and is also healthier for persons with allergies. Icynene is water-blown into the walls and ceilings to fill the nooks, crannies and crevices and reduce air flow that can allow allergens and pollutants to seep into the home. Icynene helps eliminate moisture by forming an air seal to minimize air movement and thereby help to control mold. Icynene Form Insulation is quieter. It helps reduce outdoor noise, such as traffic and neighborhood activities and it has earned the Energy Star rating. It reduces energy cost as much as 50% as compared to conventional insulation. By restricting air flow, it helps maintain a more efficient heating and cooling system.

The exterior is covered by stone and either stucco or hardiplank which is made from concrete and resembles siding or shakes. It is very durable, requires very little maintenance and comes in a variety of colors. The roof is covered with 30 year architectural shingles.

We install Energy Star windows with low E coatings that increase the insulating qualities of the envelope, reflect infrared light and keep heat inside in the winter and outside in the summer. They also reflect damaging ultraviolet light, which protects your furnishings from fading.

We use an Energy Star Advanced Lighting Package. They consist of a minimum of 60% Energy Star qualified hard-wired fixtures and 100% Energy Star qualified ceiling fans which are 50% more efficient than conventional fan / light kits. These lighting packages use 75% less energy. Replacing a 60-watt incandescent bulb with a 13-watt compact fluorescent light bulb can result in a savings of least \$30.00 per year. Qualified fixtures and bulbs last about 10 times longer than standard fixtures. Energy Star lighting generates 75% less heat than standard incandescent lighting which means that they are cooler to the touch, keeping you more comfortable and helps reduce cooling costs. Using Energy Star lighting reduces the demand for electricity from coal burning plants and helps reduce green house gases.

Two HVAC units of gas and/or electric maintain the heating and cooling of the interior and are equipped with programmable thermostats which help lower energy costs. All duct work is sealed to prevent leakage.

Hot water is supplied by a Rinnai hot water on demand tankless water heater. The water temperature is adjustable at the push of button so you can set it low to prevent young children from being accidentally burned or you can raise the temperature for that relaxing time in the garden tub or shower.

Tile is used for floors, showers and tub surrounds in the bathrooms and the backsplash in the kitchen. For beauty and durability granite is used for all countertops.

The Victorian collection by Delta in Oil Rubbed Bronze is used throughout the house. The fixtures are stylish and efficient using less water and providing modern-day comforts with timeless old-world charm.

The lot is beautifully landscaped with numerous shade trees located around the house. We do not clear cut the property as some other builders do, we believe in keeping a buffer of trees between the house and the neighbors which gives you a little more privacy.

With a “Green Healthy Built” home, energy costs are reduced by:

- A closed crawl space.
- More efficient insulation.
- Tighter envelope.
- More efficient lighting fixtures and bulbs.
- A tankless water heater.
- Windows with low-e coatings that reduce heat loss.
- More shade trees left standing to help cool the interior in warmer weather.
- Kenmore Elite Stainless Steel Energy Star appliances - Double Oven, Microwave, Dishwasher, Washer & Dryer.

Renewal resources are used wherever possible such as:

- I Joist which are stronger and lighter but are manufactured with less materials.
- OSB Wood Sheathing which is made with wood chips and resin.
- Crushed asphalt as a base for the driveway.
- Bottom ash for fill.

Water efficiency is achieved by using:

- Water conserving washing machine and dishwasher.
- Showerheads and sink faucets.
- A low volume non-spray irrigation system such as; drip irrigation, soaker hose, stream rotator spray heads & bubbler.

