

3135 4th Street - Efficient and Low Maintenance Features

Cooling

1. The house is shaded in the summer on the south side by trees.
2. Concrete roof has advantageous thermal properties. There is a gap between the tile and the roof paper that creates an air pocket. The air thermally insulates the attic from heating and cooling keeping heat from escaping in the winter and the hot sun from heating the attic in the summer.
3. When it does get warm in the summer, windows are opened and attic fan switched on for 1-2 hours before bed time. The house quickly cools down and a nice breeze circulates with the fan on. The fan is on a timer and it turns off after two hours or so. After that all windows are closed and the home stays cool and comfortable through the day. Blown insulation throughout the house helps keep the cool air trapped in. No air conditioning is needed this way.
4. Cooling is through Mitsubishi (Mitsubishi Electric Mr. Slim Inverter) split air conditioning units. They can be used for heating or cooling. Very quiet! Seller never really needed them except on consecutive 95F+ hot days. Seller uses them two weeks tops per year on very hot August days. There is one in the kitchen and one in the master and never felt the need to get additional units. All bedrooms have ceiling fans, which are used occasionally in the summer.

Heating

1. Radiant heating throughout house uses thermal solar heated water, which is very efficient.
2. Heating can be adjusted for each room since each radiant water heater can be adjusted.
3. In comparison to forced air, one does not need to worry about cleaning ducts to keep clean circulating air in the home and heat is uniformly distributed in the home i.e. no cold areas.
4. 3 Gas fireplaces.
5. Blown insulation throughout the house traps the heat inside.

Yard

1. Low maintenance yard due to landscaping used and also the use of weed barrier fabric throughout the yard.
2. Side patio can be used year round to entertain due to the fireplace.
3. Sprinkler system has a rain detector in sprinkler system so that when it rains sufficiently, the system automatically is switched off for a certain period of time and switches on again once it gets dry again.

Security System

1. Home has a Veramate security system that can be accessed through your cellphone or laptop.
2. This provides the convenience of opening and closing the front door through your cellphone.
3. The system when set in "away" mode, it will alert you by sending you SMS if motion is detected in the front door and throughout the home or if any door is opened.
4. If motion is detected in the front door the camera in the front door will save a short clip of the movement that you can access remotely on your cellphone.