

Questions from Home Performance Counts: Virtual Green Home Tour

April 22, 2021 'Robinwood' – Asheville, NC

Brandon Bryant, [Red Tree Builders](#) and Kelly Erin Spinney [Modern Asheville Real Estate](#)

Q: How important is it for older homes that are being remodeled to use high performance materials?

BB: We are looking to extend the useful life of an older home hopefully another 50-100 years, and the use of high-performance materials is important to meeting that goal. We can bring that existing home up to, or beyond today's standards in terms of indoor air quality and energy efficiency, we should have a well-built, efficient and healthy homes are sustainable homes.

Q: I'm located in South Florida. Would most of the efficiency features mentioned in the tour apply?

BB: Many of the strategies in this home are translatable to South Florida, and the principles of building science remain constant, but their application is determined by a project's location. It is critically important to build for your climate zone and to use strategies for your location. Asheville, NC is located in climate zone 4; we have a mixed climate with four seasons and are north of the 'warm-humid' line. South Florida is well south of the 'warm-humid' line and depending where you are located in South Florida, you are located in climate zone 1 or 2.

Q: Do you have Green designation(s)?

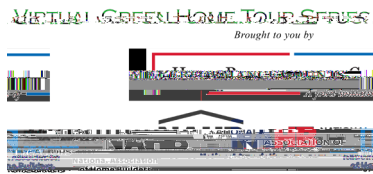
BB: I am a [Master Certified Green Professional \(MCGP\)](#)

KES:

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Q: Can you talk about the outside of the home?

What are some cost-effective exterior materials/panels you put in your homes that are both low maintenance and manufactured from eco-friendly materials?

BB: On the exterior, I'm looking at resiliency, durability and then sustainability. On this particular home, we have a superior wall system—that's a precast offsite basement wall system that has a stucco finish, which will be low maintenance. We've got brick which has been used for hundreds of years. We have a drainage mat behind that to handle water, because that's the number one thing I'm looking at handling. We have fiber cement siding which has a high fly ash content as well as other recycled materials. Our decking is all composite decking with a high recycled materials content. We look to provide a low maintenance situation for our homeowners and durable choices that can handle the four climates of Western North Carolina.

Q: What are the roofing products?

BB: Two roofing materials—a metal roof (copper) and asphalt shingles in the other section.

Q: Are there solar panels on the roof? How many kW solar is the home laid out for?

BB: This house is what we call 'zero energy ready.' We've done the panel in the electrical box and run the conduit. We have also done the structural analysis of the roof and the solar layout. The homeowner has to