### Basic Specifications

#### Living Area and Additional Features
- **Total Living Area**: 1670 sf
- **2 Car Garage**: 773 sf
- **Porches**: 148 sf
- **Additional Features**: Entry porch, Screen porch, 2 car garage with workshop, PV system, Tesla Powerwall battery

#### High Performance Building Shell
- **Wall Insulation**: R-33
- **Roof Insulation**: R-49
- **Foundation Insulation**: R-15
- **Windows**: Wasco tilt-turn style windows
- **Air Tightness**: 1 ACH50 (post raising)

#### Mechanical Systems
- **Heating / Cooling**: Mitsubishi air source heat pump with two zones
- **Water Heater**: State brand 50 gallon heat pump water heater
- **Ventilation**: Lifebreath energy recovery ventilator (ERV)
- **PV Array**: 10 kW; 30 panels
- **Whole-house Battery**: Tesla Powerwall
- **Zero Energy**: By design, performance to be verified

#### Exterior Finishes
- **Exterior Timbers**: Port Orford Cedar
- **Siding**: Hemlock, milled from trees on site (owner-supplied)
- **Roofing**: Standing seam metal
- **Decking**: Port Orford Cedar

#### Interior Finishes
- **Timbers**: Douglas Fir glulams
- **Wood Ceilings**: Eastern White Pine
- **Flooring**: Hickory, milled from trees on site (owner-supplied); Slate; Tile
- **Wood Trim**: Pine
- **Interior Doors**: Pine
- **Kitchen Counters**: Soapstone
- **Bath Counters**: Granite
- **Kitchen/Bath Cabinets**: Ultragraft

#### Fixtures and Appliances
- **Kitchen Sink**: Sterling
- **Plumbing Fixtures**: Kohler
- **Lighting Fixtures**: LED (and owner supplied)
- **Appliances**: Various (owner-supplied)

---

(603) 756-3600 unityhomes.com
Xyla Platform in Guilford, VT