



A Better Way to Build

OPEN HOUSE

Xyla Platform in Guilford, VT



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	Ultracraft

FIXTURES AND APPLIANCES

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

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