### BASIC SPECIFICATIONS  *Italics indicate upgrades*

#### LIVING AREA AND ADDITIONAL FEATURES
- **Total Living Area**: 1655 SF
- **2-car Garage**: 32’ x 24’
  - includes storage “pod” and workshop
- **Additional Features**: Screened porch, Deck, Mudroom connector

#### HIGH PERFORMANCE BUILDING SHELL
- **Wall Insulation**: R-33 with a continuous layer of wood fiber board
- **Roof Insulation**: R-50 dense-pack cellulose
- **Foundation Insulation**: R-16 foam under slab and at frost walls
- **Windows**: European triple-glazed tilt-turn
- **HERS rating**: 39
- **Energy Usage**: Net Zero
- **Solar Array**: 35 panels; rated at 10kW

#### INTERIOR FINISHES
- **Paint**: Duration by Sherwin Williams
- **Wood Ceilings**: Pine with pine battens
- **Flooring**: Kahrs 3-strip engineered wood; Florida tile in bathrooms
- **Wood Trim**: Pine, MDF and Maple
- **Interior Doors**: Molded solid-core by Masonite
- **Kitchen Counter**: Quartz
- **Bath Counters**: Ceramic Impressions by Kohler
- **Kitchen/Bath Cabinets**: Ultracraft

#### MECHANICAL SYSTEMS
- **Heating / Cooling**: Mitsubishi air source heat pump
  - GE heat pump water heater
- **Water Heater**: Zehnder ERV

#### FIXTURES AND APPLIANCES
- **Kitchen Sink**: Sterling undermount, double bowl
  - Kohler - low flow fixtures (toilet, shower and surround)
- **Plumbing Fixtures**: LED by Seagull; Minka, WAC= Master
- **Lighting Fixtures**: BR, LR, porch; Kichler= bathrooms
- **Appliances**: Refrigerator: Whirlpool
  - Oven: Bosch
  - Dishwasher: Fisher & Paykel

#### EXTERIOR FINISHES
- **Exterior Timbers**: Port Orford cedar
- **Siding**: Prefinished fiber cement - James Hardie
  - Standing seam
- **Roofing**: Fiber cement - James Hardie
- **Decking**: Port Orford cedar