



Clifton View Homes

Penn Cove Heirloom | Coupeville, WA | CliftonViewHomes.blogspot.com



Photos courtesy of Clifton View Homes

“My husband and I could not be more pleased with our forever home!” Homeowners



PROJECT DATA

- **Layout:** 4 bdrm, 4 bath, 2 fls, 3,289 ft²
- **Climate:** IECC 4C, marine
- **Completed:** January 2023
- **Category:** Custom for Buyer

MODELED PERFORMANCE DATA

- **HERS Index:** without PV 40
- **Annual Energy Costs:** without PV \$1,050
- **Annual Energy Cost Savings:** (vs typical new homes) without PV \$1,200
- **Annual Energy Savings:** without PV 13,150 kWh
- **Savings in the First 30 Years:** without PV \$49,750

CONTACT

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KEY FEATURES

- **Walls:** SIP walls, R-28 total: 6.5" graphite EPS, draining house wrap, fiber cement siding.
- **Roof:** SIPs gable roof: 10.25" GPS SIPs, self-adhered underlayment on low-sloped 1/2 roof and valleys, synthetic underlayment on 1/2 roof. Standing-seam steel roofing for 1/2 roof areas and all future solar panel areas, 50-year composition shingles for all 1/2 pitch roof areas. Steel and single-ply PVC membrane over flat roof deck sections.
- **Attic:** Unvented cathedral ceilings. R-46 SIPs; small utility attic for mechanical equipment.
- **Foundation:** Slab on grade with 4" R-20 XPS on interior of stem wall and under full slab.
- **Windows:** Triple-pane windows with U=0.16 and SHGC=0.34, vinyl-framed, argon-filled, low-e, interior motorized blinds.
- **Air Sealing:** 0.52 ACH50; All SIP construction, seams caulked and taped.
- **Ventilation:** Outside air ducts bring in fresh filtered air when range fan is running for spot or whole house ventilation. Also timed to open on summer nights for ventilation cooling.
- **HVAC:** Air-to-water heat pump, 3.5 COP, for radiant heat and hot water. Air-to-air ductless minisplit for upstairs heat and all AC.
- **Hot Water:** Air-to-water heat pump, 80-gal. tank, for domestic and radiant floor heat. Compact plumbing design, timed recirculation pump.
- **Lighting and Appliances:** LED lighting; all-electric ENERGY STAR appliances.
- **Solar:** None.
- **Energy Management System:** Night vent cooling; passive solar design. Homes designed to run with no extra electronics.
- **Other:** All systems energy modeled. PV sized to power home + 1 electric car. EV charger.

