



TC Legend Homes

Neohouse | Bellevue, WA | TCLegendHomes.com



Photos courtesy of TC Legend Homes

"It's so quiet inside, we barely hear any exterior sounds." Homeowner



PROJECT DATA

- **Layout:** 4 bdrm, 3 bath, 2 fls, 2,614 ft²
- **Climate:** IECC 4C, marine
- **Completed:** February 2021
- **Category:** Custom for Buyer <3,000 ft²

MODELED PERFORMANCE DATA

- **HERS Index:** without PV 35; with PV -22
- **Annual Energy Costs:** without PV \$700; with PV -\$350
- **Annual Energy Cost Savings:** (vs typical new homes) without PV \$1,500; with PV \$2,550
- **Annual Energy Savings:** without PV 12,100 kWh; with PV 24,300 kWh
- **Savings in the First 30 Years:** without PV \$61,700; with PV \$103,500

CONTACT

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KEY FEATURES

- **Walls:** SIPs, R-30: 6.5" graphite SIP panel (R-29), house wrap, fiber cement.
- **Roof:** SIP gable roof: 10.25" R-49 graphite-EPS SIPs, asphalt composite roofing.
- **Attic:** No attic, vaulted ceilings.
- **Foundation:** R-23.6 Slab on grade: 11.25" ICF stem walls.
- **Windows:** Triple-pane, argon-filled, low-e3, vinyl frame, U=0.15-0.22, SHGC=0.27-0.46.
- **Air Sealing:** 0.47 ACH50, all SIP joints taped and sealed with double-bead mastic tape. Whole-house aerosol sealant.
- **Ventilation:** HRV, HEPA filter, CO₂ sensor, 88 SRE, 110 CFM, 32 Watts.
- **HVAC:** Air-to-water heat pump with 50% central air handler, 50% radiant, 3.92 COP, AC variable speed compressor, 23.02 EER.
- **Hot Water:** Combi air-to-water heat pump for space and water heating, 50-gal, 3.92 COP, electric tankless back-up water heater.
- **Lighting:** 100% LED.
- **Appliances:** ENERGY STAR refrigerator, dishwasher, clothes washer.
- **Solar:** 12.87 kW, rooftop panels.
- **Water Conservation:** EPA WaterSense fixtures, rainwater collection system.
- **Energy Management System:** PV production and usage monitoring.
- **Other:** EV charging, accessible floorplan, doorways. No-VOC paint, cabinets.

