



Clifton View Homes

Hillside Farm | Oak Harbor, WA | CliftonViewHomes.blogspot.com



Photos courtesy of Clifton View Homes

"I did not know I could have all this—a home...more comfortable than my old one, all on one level, [that] uses less energy." Homeowners



PROJECT DATA

- **Layout:** 3 bdrm, 2 bath, 1 fl, 2,224 ft²
- **Climate:** IECC 4C
- **Completed:** March 2022
- **Category:** Custom for Buyer

MODELED PERFORMANCE DATA

- **HERS Index:** without PV 39; with PV -18
- **Annual Energy Costs:** without PV \$850; with PV \$-250
- **Annual Energy Cost Savings:** (vs typical new homes) without PV \$1,450; with PV \$2,550
- **Annual Energy Savings:** without PV 13,650 kWh; with PV 24,150 kWh
- **Savings in the First 30 Years:** without PV \$59,200; with PV \$103,200

CONTACT

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KEY FEATURES

- **Walls:** SIP walls, R-28 total: 6.5" graphite EPS, draining house wrap, cedar shingle siding.
- **Roof:** SIP shed roof, 10-1/4" R-46 graphite EPS SIPs, synthetic underlayment, steel roofing.
- **Attic:** Unvented vaulted ceilings, R-46 SIPs; small utility attic for exhaust fans.
- **Foundation:** Unheated basement, R-23 ICF walls, 4" R-20 XPS under basement slab. Floor joist cavities are filled with R-38 fiberglass batts and topped with 1-1/8" t&g floorply, house wrap slip sheet, and 3" concrete slab with in-floor radiant heat loops.
- **Windows:** Triple-pane, argon-filled, low-e3, vinyl frame, U=0.17, SHGC=0.34.
- **Air Sealing:** 0.72 ACH50. SIP envelope, all joints sealed with caulk and tape.
- **Ventilation:** Range fan timered with 45-CFM fan on fresh air intake through MERV 19 filter.
- **HVAC:** Ground-source heat pump (3.0 COP) supplies hot water for radiant in-floor heat. Passive solar heating of floor slab through large south-facing windows with deep overhangs. Timered fans for night ventilation cooling in summer.
- **Hot Water:** Ground-source heat pump heats 50-gallon tank, COP 3.0.
- **Lighting:** 100% LED, daylight sensors, windows set for optimal light, heat, venting.
- **Appliances:** ENERGY STAR refrigerator, dishwasher, ventilation fans.
- **Solar:** 9.92 kW of solar panels and 27 kW battery storage installed.
- **Water Conservation:** EPA WaterSense-certified low-flow fixtures, compact plumbing. Rain-water collection with five 5,000-gallon tanks in basement for domestic and irrigation water.
- **Energy Management System:** PV system tracks production, use, and time-of-use rates.
- **Other:** 100% ZERO VOC products. Two electric car chargers.

