



Addison Homes

The Keowee | Salem, SC | Addison-Homes.com



Photos courtesy of Addison Homes

“We embarked on our home-building journey with a firm focus on maximizing efficiency, comfort, and durability.” Homeowners



PROJECT DATA

- **Layout:** 4 bdrm, 3 bath, 2 fls, 2,775 ft²
- **Climate:** 3A, mixed-humid
- **Completed:** April 2022
- **Category:** Custom Spec

MODELED PERFORMANCE DATA

- **HERS Index:** without PV 50; with PV 26
- **Annual Energy Costs:** without PV \$1,700; with PV \$950
- **Annual Energy Cost Savings:** (vs typical new homes) without PV \$1,550; with PV \$2,300
- **Annual Energy Savings:** without PV 14,550 kWh; with PV 7,150 kWh
- **Savings in the First 30 Years:** without PV \$64,200; with PV \$95,400

CONTACT

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KEY FEATURES

- **Walls:** 2x4 16" o.c. +1" XPS, R-18 total: advanced framed, R-13 unfaced fiberglass batt in cavity, OSB, 1" XPS with taped seams. Composite board-and-batten siding.
- **Roof:** Gable & truss shed roof: IBHS Fortified Roof, 7/16" OSB radiant barrier roof sheathing with joints taped, synthetic felt. Solar PV shingles or architectural shingles.
- **Attic:** Vented attic, 15" R-44 blown fiberglass on flat ceilings, 11" R-38 batt fiberglass in vaulted ceilings, 5.5" R-19 batt +1" XPS on kneewalls; joist bays under kneewalls blocked.
- **Foundation:** Unvented crawlspace. 8" CMU with top course grouted solid. Interior: 2" rigid polyiso; Exterior: liquid waterproofing, dimpled plastic drain board. 15-mil vapor barrier.
- **Windows:** Triple-pane, argon-filled, 2 low-e layers, vinyl frame, U=0.26, SHGC=0.22. Motorized blinds. Operable skylights with sensor-controlled motorized cellular blinds.
- **Air Sealing:** 1.95 ACH 50, drywall gasket at top plate, taped XPS, taped foundation-wall seam, foam at door and window rough openings.
- **Ventilation:** Exhaust fans, ventilating dehumidifier, PV-powered ventilating skylights.
- **HVAC:** Central air source heat pump, 9.6 HSPF and 20 SEER, compact duct design, variable speed compressor, variable refrigerant flow. MERV 16 carbon filter.
- **Hot Water:** Heat pump water heater, 80 gallon, 4.7 UEF. Smart recirculation pump.
- **Lighting and Appliances:** LED lighting, ENERGY STAR appliances. Two skylights in great room. Two sun tunnels with solar-powered nightlights.
- **Solar:** 5.24 kW solar PV shingles, no battery.
- **Energy Management System:** Sensor-controlled smart thermostats.
- **Other:** 2 EV charging stations. Permanent roof anchors for worker fall protection.

