



DURABILITY AND AFFORDABILITY

GO HAND IN HAND WITH THE RIGHT DETAILS

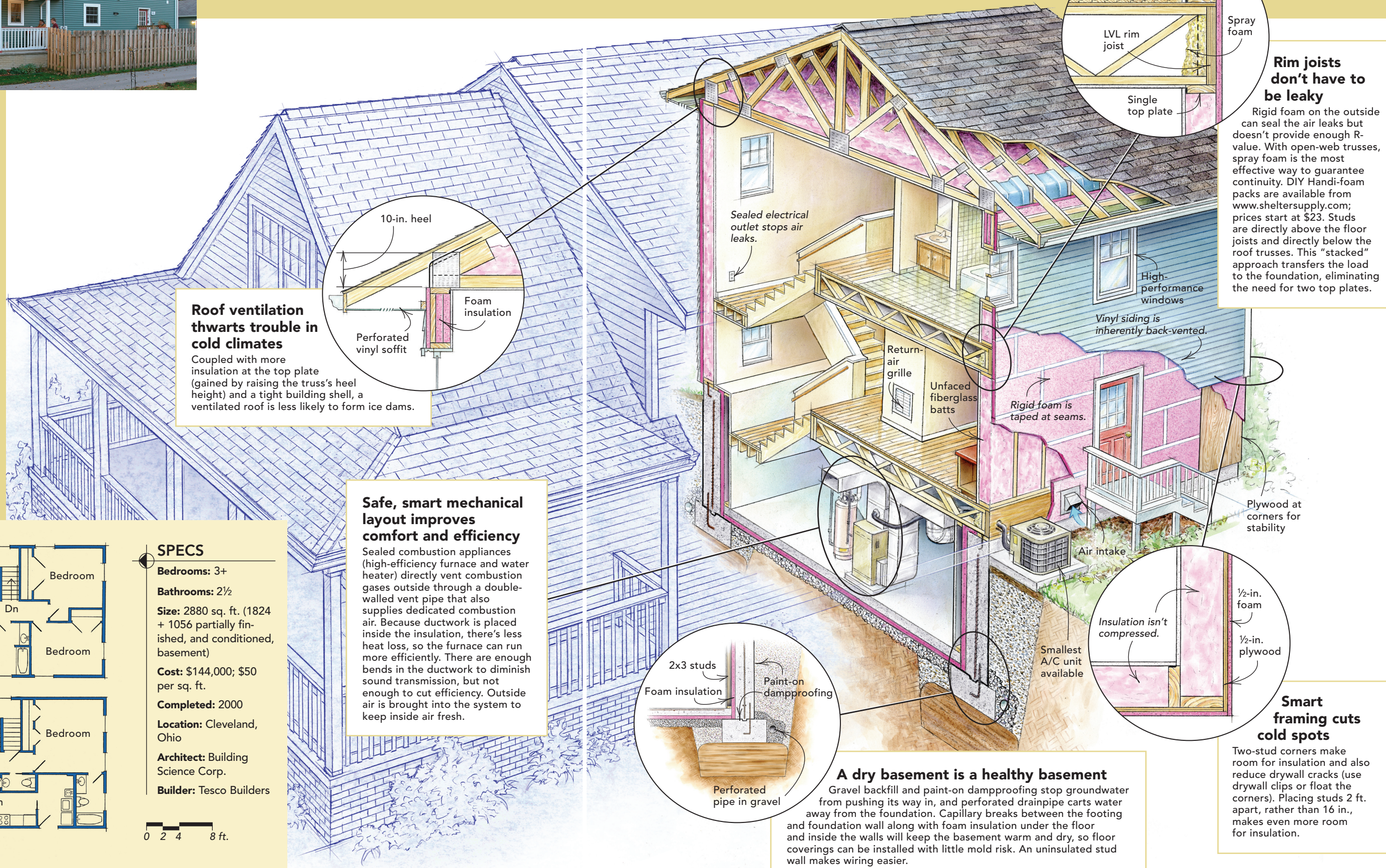
You have to take the house apart to appreciate how well it's put together.

A simple shape is the first step toward affordable construction and operating costs. This two-story design uses space efficiently and fits nicely on the average city lot.

Insulation plays a critical role. Foam sheathing augments the R-value of fiberglass batts and also reduces air infiltration. Smart insulation strategies are also important in the attic, along rim joists, and even in the basement.

High-efficiency HVAC keeps costs down and eliminates the need for a chimney.

Off-the-shelf materials can be affordable, durable, and attractive. They just need to be installed correctly and used creatively.

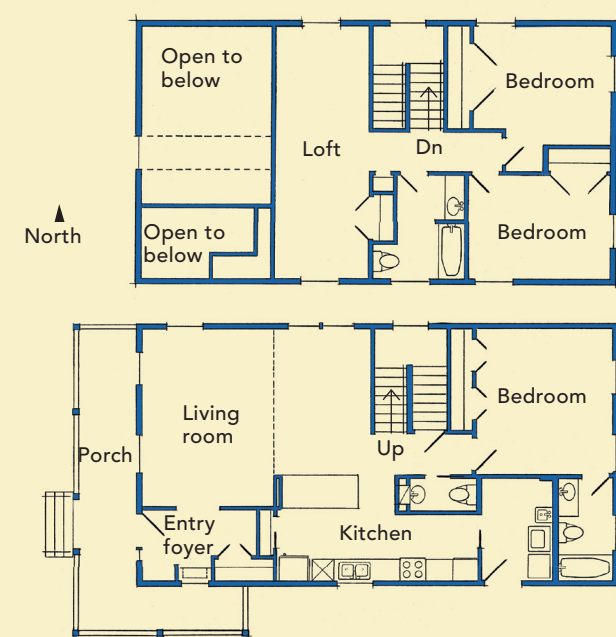


Roof ventilation thwarts trouble in cold climates

Coupled with more insulation at the top plate (gained by raising the truss's heel height) and a tight building shell, a ventilated roof is less likely to form ice dams.

Safe, smart mechanical layout improves comfort and efficiency

Sealed combustion appliances (high-efficiency furnace and water heater) directly vent combustion gases outside through a double-walled vent pipe that also supplies dedicated combustion air. Because ductwork is placed inside the insulation, there's less heat loss, so the furnace can run more efficiently. There are enough bends in the ductwork to diminish sound transmission, but not enough to cut efficiency. Outside air is brought into the system to keep inside air fresh.



SPECS

- Bedrooms:** 3+
- Bathrooms:** 2½
- Size:** 2880 sq. ft. (1824 + 1056 partially finished, and conditioned, basement)
- Cost:** \$144,000; \$50 per sq. ft.
- Completed:** 2000
- Location:** Cleveland, Ohio
- Architect:** Building Science Corp.
- Builder:** Tesco Builders

