HCS

Hunziker Construction Services

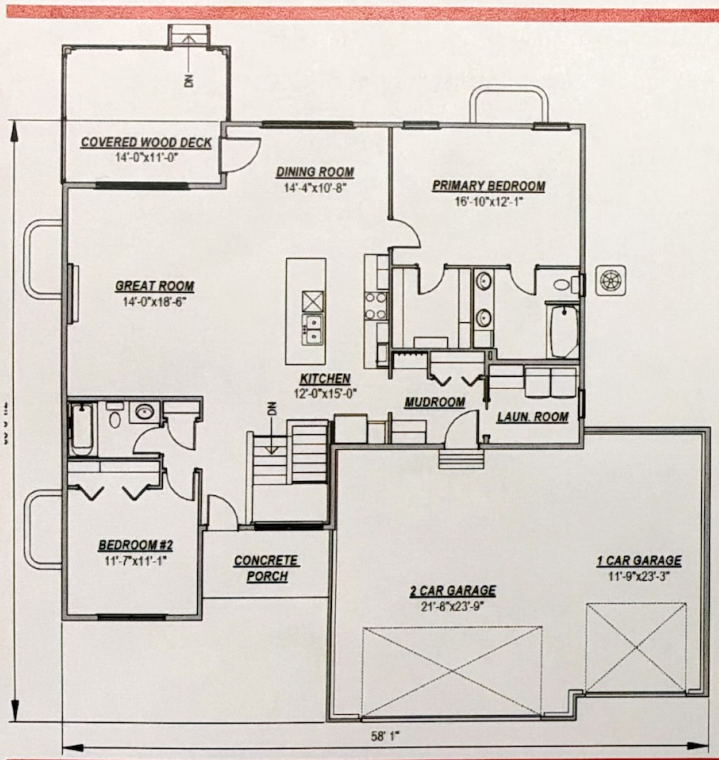
With support from the city of Ames, HCS presents 5411 Greene St., a NET ZERO READY

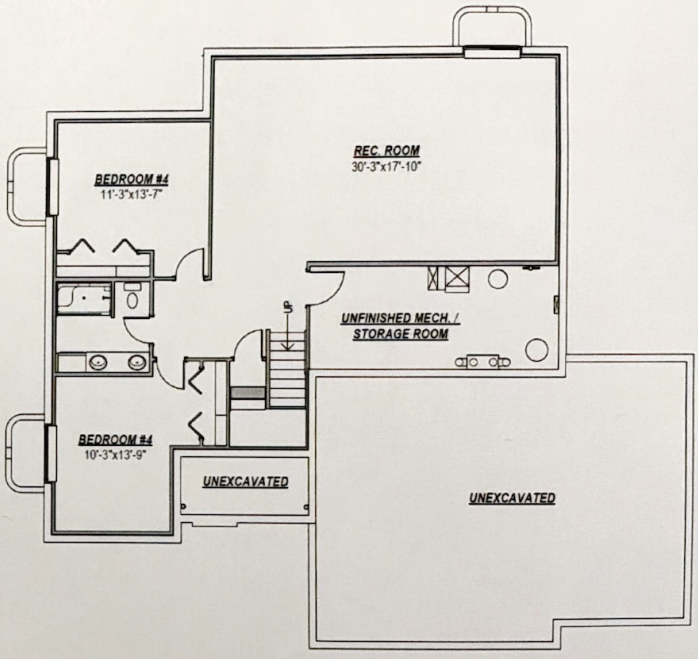
THE HUTCHINSON PLAN



HOME DESIGN & FLOOR PLAN:

5411 Greene St. | $635,632





ENERGY-SMART FEATURES:

Insulation & Water/Air Barrier

- R-10 concrete foundation wall insulation installed on exterior, eliminating condensation on walls (top of footing to top of concrete wall)
- R-25 rim board insulation (R5 rigid, R20 spray foam)
- R-20 house exterior wood wall spray foam insulation
- R-10 house exterior header insulation
- R-60 house attic insulation (R10 spray foam, R50 batts)
- Raised heel roof trusses used to gain additional insulation above exterior wall plates reducing ice damming
- Attic wind baffles
- House wrap installed around entire house and garage, protecting against air and water infiltration
- Sealant applied to all exterior windows, doors, pipes, and other penetrations
- Sealant applied to wood plates and stud-to-stud locations
- Poly air barrier installed at interior of exterior wood walls in garage

Electrical LED decorative and disc lights

HVAC

- HRV (heat recovery ventilation) system installed (improves indoor air quality and reduce high humidity in the winter that can lead to window condensation)
- Variable speed air handler with an air-to-air heat pump, electric strip heat, and smart thermostat
- Manual J used to determine load calculations *(amount of heat gain and heat loss)*Therma characteristics of walls, ceilings, floors, exterior doors, and windows
  - -Geographic location, orientation to sun and roof overhang dimension
- Manual S used to determine equipment selection
  - -Load calcs used
- Manual D used to determine duct design
  - -Room load calcs used to determine duct size

NET ZERO READY *Built with energy performance in mind-from the enclosure to the mechanical systems.*

The Details: 5411 Greene St.

FEATURES:

- Painted trim
- Painted & stained maple cabinets
- Quartz countertops
- Tile backsplash in kitchen
- Stainless steel appliances including French door refrigerator, dishwasher, microwave, induction range, & chimney hood
- Luxury vinyl plank & carpet flooring
- Linear electric fireplace with wood mantle
- Ceramic tile shower walls in primary bath
- White wire shelving in closets
- 9' 2x6 exterior main level walls
- Painted & pre-finished engineered wood siding
- Covered composite deck with aluminum railing
- Garage includes R-13 & R-19 batt wall insulation, R-30 blown fiberglass attic insulation, finished & painted drywall
- Electric conduit for future electrical needs
- Backs to an outlot and the future Ontario City Park
- Solar-ready design

SPECIFICS:

- Sunset Ridge North Subdivision
  - ◊ Lot #28, 1st Addition
  - ◊ Approximate lot size 73'x115'
- Association dues $140/year
- 4 bedroom, 3 bath, Ranch
- 2773 total finished SF
  - ◊ 1554 first floor finished SF
  - ◊ 1219 lower level finished SF
- 824 SF garage
- Estimated completion date 12-18-26

HCS ADVANTAGES:

- Realistic completion dates
- 1 year door to door warranty
- 10 year major structural warranty
- No construction loan needed
- Plan alterations possible
- Quality control program
- Selections coordinators on staff
- Building designers on staff

WHY THIS HOME IS DIFFERENT:

A smarter approach to new home construction.

ENERGY PERFORMANCE

High-performance insulation, air sealing, efficient HVAC, and load based system design are integrated from the start.

COMFORT

A tighter enclosure and properly selected mechanical system help maintain more consistent indoor temperatures and reduce drafts.

DURABILITY

Exterior insulation, robust water-management details, sealed penetrations, and quality materials are designed for long-term performance.

FUTURE READY

The home is designed with energy efficiency and future solar installation in mind. Estimated cost to add solar panels=$40,000, after city of Ames electric rebate.



LICENSEE ACTING AS PRINCIPAL, Dean Hunziker, Charles Winkleblack, Daniel Hunziker, & Justin Dodge are Iowa licensed Real Estate Brokers acting as principal on their own behalf.

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