



**HUGH LOFTING
TIMBER FRAMING INC.**

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Eco Colonial



Description: Approx 3200sf. Great Room living with breakfast room/office, 2nd floor family room, four bedrooms, four-and-a-half baths, 1st Floor master allows single floor living

- Hybrid Timber Frame and SIPS Construction
- Superior Wall Foundation; R-5
- Structural Insulated Panel (SIPS) Enclosure; R-26/35
- Energy Star Wood Windows; U value of at least .33
- High reflective metal roofing reduces heat load
- High recycled content concrete reduces landfill waste
- Reclaimed flooring and trim
- Hardiplank siding reduces maintenance
- Radiant floor heating increases comfort and efficiency
- Geothermal heating and cooling decreases operating costs
- High efficiency air conditioning units decrease operating costs
- Low-no VOC paints and adhesives for a healthy environment
- Energy Star Lighting and Appliances
- Pergola shades house in heat of summer to reduce cooling load; allows the outside in