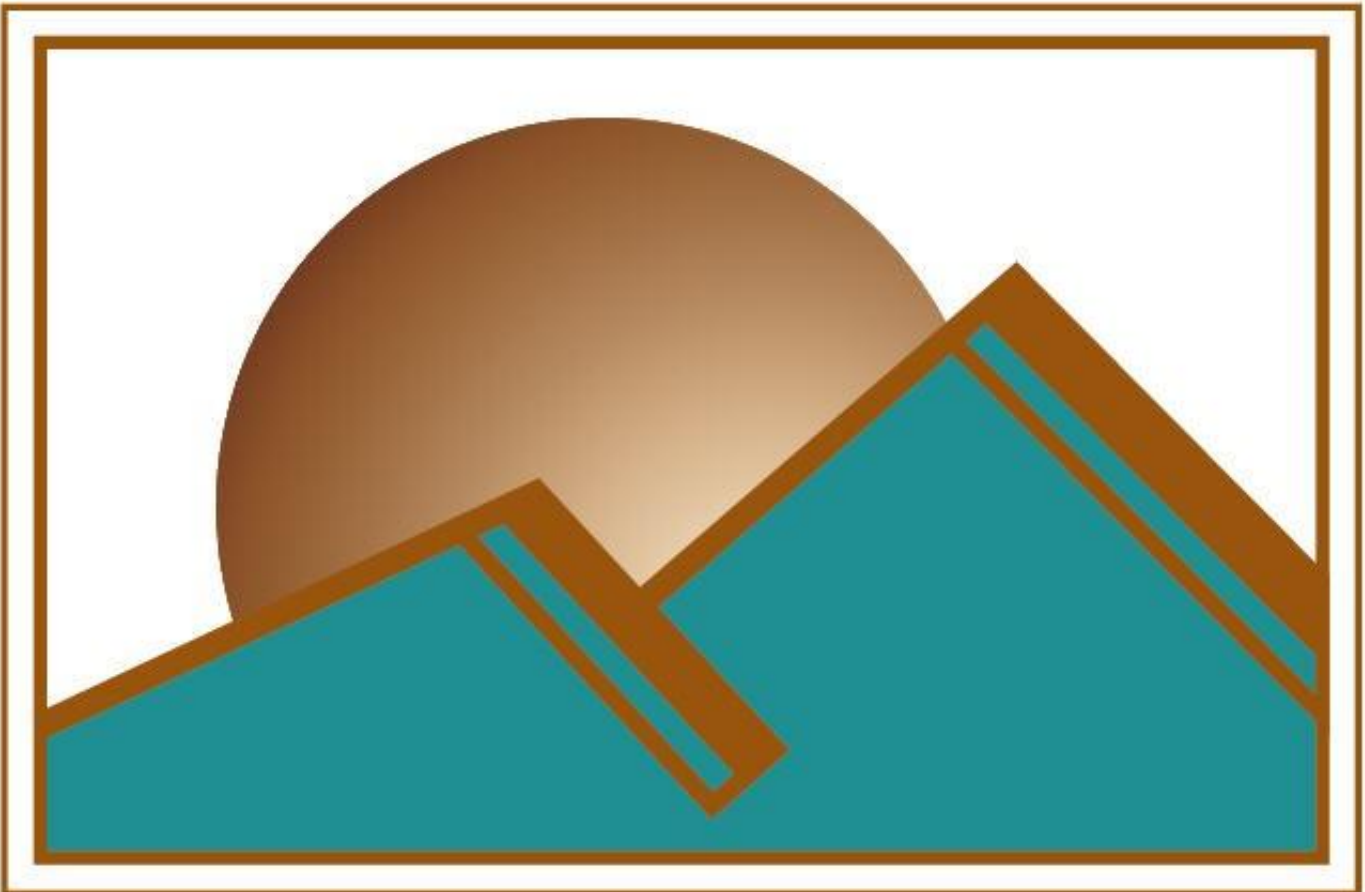


SUNSET Custom Homes, Inc.



David Glinski has been in the building business since he founded and managed Tree House Woodworking Cooperative in 1972. Today he is president of Sunset Custom Homes Inc.; a successful custom home builder in Tucson, Arizona, incorporated since 1992.





The first get-together with my client was on their lot, prior to its purchase. We spent a considerable amount of time perfecting the house design and orientation .



The lines of the house seem to compliment the desert and mountains.



Carefully relocating the native vegetation was a priority.



The Homeowner is caught in a pensive moment. This is one of the great rewards of home building; watching my clients start to realize that their imaginary dream home is actually becoming real.



Engineered 8" thick post tensioned slab.

We achieved over 100% on our compaction tests in two areas of the subgrade.



Engineering from the dirt below to the trusses above. You can see a “shear wall” hold down in the foreground.



**Materials are delivered.
The home begins to take shape!**



Post tension cables were stressed to 33,000 lbs each. Tension was verified. The ends were cut and patched.



Structural steel was used to achieve architectural spans that were not possible to do with wood.



Many hours were spent pouring over the details.



The framing is nearly complete. The jobsite is kept clean and orderly.

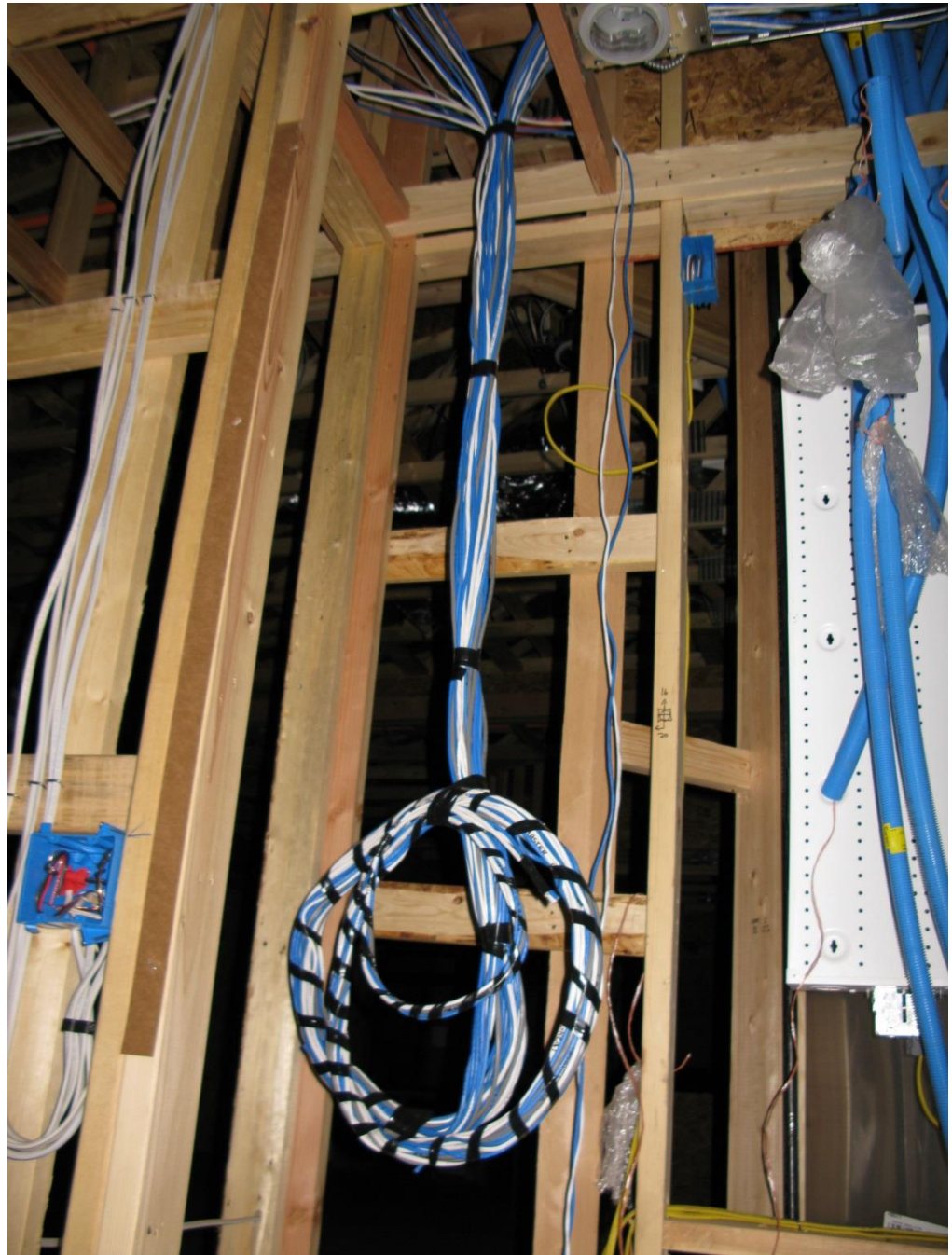


In addition to the 1" foam stucco substrate, the exterior walls and bottom of the roof deck were sprayed with an open cell foam insulation. An additional R-19 batt insulation was added below the roof deck. This created a "conditioned air space" for all ductwork.



Roxul was used on many interior walls to control sound.

**The Owner
had a chance
to install his
own low
voltage
wiring.**





Thru-Flo vented battens and vented eave risers were used to allow air flow between the roof tile and underlayment, thus reducing heat buildup.

A hot water recirculation loop and pump were used with a high efficiency 75 gallon water heater to produce “Instant Hot” water at all faucets.

Two 3-ton Carrier “Performance Series” 16 SEER units were selected for heating and cooling.





Sole Plates, penetrations, door and window openings were sealed with foam and caulk to prevent air infiltration. Our “Blower Door Test” indicated an impressive 1.92 ACH (air changes per hour)



**Architectural
details were
added
throughout the
home.**



**Tubular skylights
add light without
the heat gain of
conventional
skylights**





The walk deck was on Homeowner's wish list



The final product!