

Vali Mews



Welcome Home.

You're invited to step inside for fresh air.

For more info: hello@valihomes



Follow the build on IG: [@valihomes](https://www.instagram.com/valihomes)

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BASIC MEWS INFO

- 1740 E. Ocotillo Rd. Phoenix AZ 85016
- Unit A-C are 2,330sf with 3 bed / 2.5 bath / flex room
- Unit D is 2,150sf with 2 bed / 2.5 bath / flex room & pool
- Shaded outdoor patios & 2nd floor decks
- Located in Madison School District
- Walkable to incredible parks
- 10 min ride to epic hiking & mountain biking



What is the Vali Way?

We reflect on this question a lot as there are literally hundreds of investments we make and actions we take to optimize the enjoyment of your home throughout the years. This document is our attempt to summarize key elements of this vast difference as efficiently as possible.

Fundamentally, we believe that the “ingredients create the results” and that the BS in our industry needs to be turned into Building Science. This means every single item we install is best in class. Every decision we make is considered an investment in your future. Our core goal is to create healthy durable homes with absolutely minimized carbon impact and maintenance requirements. Profit is secondary to these outcomes. We understand this might sound optimistic, but we’ve succeeded many times before.

A dream home must go deeper than the finishes and include every element of construction from site work through occupancy. Our clients have come to call our approach the Vali Way.



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What led us to build the Mews community

There is a very long answer to that question, but it all starts with our constant search for how we can contribute to a sustainable connected community with good character. After decades of experience across thousands of buildings, the data shows we can optimize comfort, health, durability, and efficiency while minimizing carbon impact and embodied injustice.

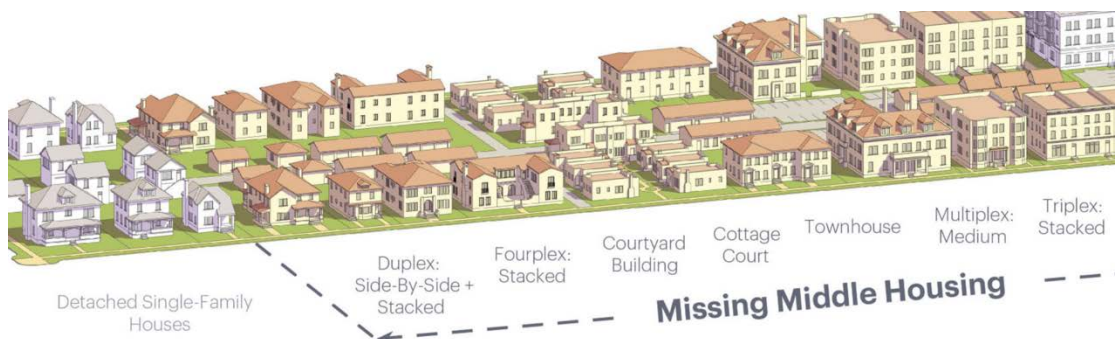
“Imagine wrapping up your last Zoom, jumping on your mountain bike, and shredding a trail before your colleagues have composed the call summary email.”

The Mews is part of an incredible neighborhood in Uptown Phoenix. There is walkable access to food & fun such as Luci’s at the Orchard or Granada Park. If you enjoy biking, Mews is half a block from the legendary Arizona Canal Trails and a quick ride away from the spectacular Phoenix Mountains Preserve.



As the parents of young children, we also love that the property provides access to the Madison School District as well as easy access to healthy sustainable food options such as Sprouts. Furthermore, your home itself provides a rich opportunity to educate the next generation about healthy sustainable living.

Another critical element of joy is connection to community. Mews is designed based on the concept of “missing middle” housing within the context of pocket neighborhood philosophy.



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At Home with the Vali Way



“Mews helps improve the world by proving that low-carbon living can be more comfortable, more stylish, healthier, and less of a maintenance headache. You will be proud to share your amazing new home with friends and family.”



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Mews FAQs

What is the floorplan?

They are available at valihomes.com/mews

Also here is an image for now =>

When will Mews be for sale?

Our pre-sale opportunity will start on December 1st for our newsletter subscribers and Instagram followers.

Will you be giving tours?

Yes, please complete [this form](#) if you want to arrange a site visit. The process will start with an introductory Zoom. We will typically be available for site tours Tuesday and Thursday in the afternoon or early evening.

What are the pricing details?

We are a data driven company and the current market range for high quality new custom homes in Uptown Phoenix is \$700 to \$900 per square foot.



How's the neighborhood?

Mews is in a wonderful area of Uptown Phoenix, walkable to restaurants, shopping, parks, and mountains. If you enjoy biking, Mews is heaven since it is half a block from the [epic paved Arizona Trail](#) and a short bike ride from [Phoenix Mountain Preserve trails](#).

I want to walk with my family to local amenities. Is that possible at Mews?

Yes and our answer ties into our approach of minimizing impacts and maximizing community. We searched far and wide to find an "urban infill" type lot where our residents would have easy walkable and bikeable access to incredible restaurants, bars, and outdoor spaces. For instance, [Granada Park](#) is one of the gems of Phoenix and it is just a short walk from your new home.

Can we pick finishes, appliances, or other items?

We are proud to say no to this question since we have a really good answer as to why. Every single item that goes into our homes, from paint color to insulation to cabinets, is carefully curated using our extremely detailed 5 Factors of Good Building design tool ([link](#)) combined with our team's decades of experience. We promise exponential joy as you get to know our homes. Each product is scientifically specified to create an elegant experience: the Vali Way is clean & modern, easy to operate, and based on best-in-class ingredients.

Many of the following questions & answers provide more information about why we are so strict about controlling our product specifications. However, as one example, we reviewed over 20 different shades of white paint to optimize lighting, biophilia, cleanliness, and relaxation.

I want to be comfortable and healthy in my home every day. Will Mews provide this experience?

We love this question as it gets into many technical nerdy building science details. To keep our answer short, let's start by assuming homes need to be healthy and quiet. They also need the right humidity levels and temperature ranges. In order to achieve these outcomes, we draw from decades of research and experience across thousands of homes. The top three features we include are non-toxic durable airtightness ([Pro Clima](#)), high thermal mass exterior insulation ([Gutex Woodfiber](#)), and low thermal mass interior insulation ([Havelock Wool](#)).

How does Mews provide consistently healthy indoor air quality?

It starts with the magic of design turning our good building materials into a non-toxic enclosure. We avoid all toxic forms of insulation, waterproofing, and other finishes so you can be confident of a healthy environment for your family

Since we spend something like 90% of our time indoors, doing activities that release pollutants, we also need to both monitor and control indoor air quality (IAQ). So not only do we avoid toxic building materials, we also provide best practice mechanical systems such as a [continuous whole-house Panasonic ERV](#). Systems are monitored and controlled to optimize your health.

I'm really concerned about the climate crisis. Will Mews be a safe place for my family?

Yes, durability and resilient comfort are two of our core tenants of design and construction. We are also very concerned about the climate crisis so Mews is designed to achieve two critical carbon goals. First is low operational carbon impact, which means being super energy-efficient so you don't have high energy bills. Second is low embodied carbon, which means using healthy durable low carbon materials. Mews has reduced both the upfront "embodied carbon" and long-term operational carbon by over 75% compared to mainstream construction. Please see the [BEAM Analysis in the "Vali Way vs. Mainstream" section below](#).

You highlight that living in your buildings is a unique experience, tell us more about that?

We are big fans of [biophilic design](#) and our architect, [Matt Salenger of Colab Studio](#), happens to be an expert in this subject. We aren't necessarily aiming for our buildings to look good on IG, although we bet they will. Rather our core goal is to create a space that you enjoy more each day. It is the simple things like the flow from room-to-room, the views from windows, the smart lighting system, or even the wall assembly details discussed above. Every detail works together and every ingredient we use is the best available for the application.

Do you follow any building certification standards such as LEED, Passive House, Living Building Challenge, etc?

Science is about collecting broad and deep data sets, so we draw from all certification methods we can find. In our careers, the Vali partners have been involved with the creation and/or early adoption of many of these standards. With our experience combined, we have designed or built over fifty certified [Passive Houses](#), five [Living Buildings](#), and hundreds of homes that would meet LEED or Zero Net Energy (ZNE) standards.

Certifications are desired because of a lack of trust in this industry. They are a good starting point when a professional wants to try something new. However, certifications can quickly become restrictive and overly expensive. Part of the Vali Way is to use our experience from thousands of buildings to help you get the best of all standards.

We like to say, "we offer good design on the other side of certification."

What kind of research have you done to qualify your methods?

We have built a few other developments in Phoenix and consulted on many local projects as well. Our partner Lucas Johnson has also worked on thousands of projects in CA, OR, and WA throughout his career. Furthermore, we are a core member of the building science community in North America so we stay up to date with all the latest research.

We believe that on-site real-world experience matters immensely. So we often differentiate ourselves as "applied" building scientists in that we are always building something ourselves to ground our consulting work in reality. We are experts in modeling, but we certainly prefer to collect real-world data to ensure our solutions work out for the years to come.

Will we end up sacrificing design and finish quality in a high-performance home?

At Vali, we always provide sophisticated design and high performance delivered with good building materials. We only select best in class products to construct your home as can be seen in our Vali Specifications below. This means long-lasting materials with timeless value such as real white oak floors. Our philosophy of only the best extends to items like Sub-Zero refrigerators, Reform Cabinets, and Cove dishwashers.

Why are you not including any natural gas?

Because of health, food quality, and lifecycle carbon analysis. If char is your goal, it is recommended to BBQ so that all gas is outside of your home. A great part of the desert life is being able to enjoy cooking outdoors pretty much any evening of the year!

Why are you not including solar panels or aiming for net zero?

We explored all available options, but unfortunately none of them made sense due to perverse utility pricing. In addition, we have a shared meter and electrical panel, which would make on-site solar complex. It is critically important to note that this has very little influence on our lifecycle carbon impact since most of the impact is built into the materials.

Why are you eliminating all carpet?

Because carpet is horrible for indoor air quality and generally not sustainable. Plus you won't need it since your feet will be loving the real hardwood floors and linoleum.

Have you received any accolades for past work?

Yes, we are honored that the Phoenix community, along with many other people across North America, have embraced our approach. Our work has been featured by the local NPR affiliate KJZZ, The Building Science Podcast ([link](#)), Passive House Institute US, Design Milk ([link](#)), Inhabitat.com, Treehugger.com ([link](#)), Journal of Light Construction, GreenBuildingAdvisor.com, Builder magazine, Residential Architect magazine, Arizona Horizon magazine, and the Arizona Republic ([link](#)). We have awards from SRP, the International Living Future Institute ([link](#)), the American Institute of Architects, the Building Performance Institute, the North American Passive House Network. One of our favorite buildings, the Green Point Project, even has a documentary that features our partner Lucas Johnson at 15:56 ([link](#))

What is the easiest way to get more info about Mews?

We have a very active Instagram account ([link](#)) that is documenting our construction process as well as the science behind our design and material selections. The Vali Mews Spec sheet below is the most efficient summary of the best-in-class materials we select.

Vali Mews Specifications

Details of how we maximize comfort, health, and durability while minimizing carbon impact.

Phase	Good Products We Use
Site Work & Plumbing	2" copper water supply lines at least 3' below grade. Plumbing manifold for comfort and durability. Permeable exterior surfaces. Centralized cable and electrical connections.
Concrete	Optimized concrete mix. Used 7 day curing process. Prosoco cleaner and sealer.
Foundation Details	2" EPS insulation around the perimeter of the stem wall. Custom metal support to minimize maintenance.
Flooring	White oak floors with thick wear layer for refinishing. Rubio Monocoat finish for health. Forbo Marmoleum in bathrooms and appliance rooms.
Framing	LVL engineered studs and 3/4" plywood sheathing. Interior metal studs for reduced sound transmission. Service cavity in walls and roof for durability.
Interior Finishes	Level 5 drywall with Sherwan Williams paint. 3/4" pine rectangular baseboard. Solid core interior doors with kerf jambs. Closets: designed for Container Store Elfa Line, but buyer can select from other designs; however, if buyer selects a different option it cannot be installed until after closing.
Cladding	Ventilated rainscreen, continuous behind all cladding. Densglass with synthetic stucco to decrease carbon impact. Accoya wood accents for durability.
Roofing	Spray foam with acrylic topcoat, 1.5" minimum horizontal thickness, continuous up vertical surfaces.
Electrical Service	600 AMP NEMA rated multi-meter pack, centrally located at the end of the driveway, with 200 AMP meter for each house.
Heating & Cooling	TRANE-Mitsubishi 3 ton inverter-driven heat pump for maximized performance. 5 zones to maximize comfort.
Ventilation	Panasonic Intelli-Balance whole-house ERV. Aprilaire 4" filters to achieve MERV 13. No bathroom fans needed due to whole house ERV. Range hood, exterior vented, selected based on IAQ research.
Lighting & Smart Control	Loxone smart home control system. Easy to operate "predictive" lighting. CO2 sensors to optimize ventilation cycles. Nest CO/smoke detectors.

Security	RING doorbell and SimplySafe or Loxone integration.
Faucets & Showers	Hansgrohe Showerselect with Bricor heads. Accoya floor and plaster wall shower finish. Reform bathroom cabinets. Brizo kitchen faucets. Riobel wall mount bath faucets. Bodyglove filtered water taps.
Sinks & Toilets	Precis Line Blanco kitchen sinks. Villeroy & Boch bathroom sinks. Toto Aquia one piece dual flush.
Appliances	Refrigerator: Sub-Zero Classic 36" panel ready Cooktop: Wolf Induction 30 Oven: Wolf Convection Dishwasher: Cove panel ready with softener Washer/Dryer: buyer can select from three ventless options: (1) Miele Compact Stacked (2) LG all-in-one (3) Whirlpool full size
Windows & Exterior Doors	Alpen Tyrol tilt-turn for operable windows. Alpen Zenith for fixed windows. Alpen Tyrol swing doors. Black metal garage door with pivot door to patio.
Decking and Wood Trim	Accoya from Delta Millworks.
Countertops	Low impact marble-quartz for durable beauty.
Cabinets	Reform Basis Line. White Oak and Marmoleum finish combination.
Water Heating	Rheem heat pump water heater.
Airtightness & Water Control* *also reduces pest risks and dust accumulation!	Wall Systems: Pro Clima Adhero self-adhered membrane Roof Systems: Pro Clima Intello Plus vapor smart membrane system with a service cavity on the underside of trusses
Insect & Termite Control	Stego Pango membrane system with Pro Clima Compego tape and Visconn liquid applied. Anodized aluminum skirt around entire perimeter. Custom metal insect-proofing details.
Insulation & Fire Control	Exterior Wall: Continuous R-5.7 Gutex Multitherm 40 woodfiber exterior insulation with R-19 Havelock Wool batts cavity insulation to provide optimized thermal mass. Interior Walls: Havelock Wool for indoor air quality and sound reduction. Roof Insulation: R-50+ with dense-pack cellulose Fire control: Densglass, gypsum board, and Class A airtightness
Additional Health & Sustainability Measures	240V electric vehicle charger mounts in each garage. Aguasana whole house water filters. Smart control through iPad with Sense energy monitoring. Native species for landscaping to support local habitat. Non-toxic finishes and performance measures. Over 80% reduction in upfront carbon impact in comparison to mainstream. Passive House modeling to maximize energy efficiency.

Vali Way vs. Mainstream Construction

In this section our primary goal is to explain the scientific process we follow to ensure every single product that goes into your home is best in class.

After decades of applied research across thousands of projects, Vali Homes has developed a tool called the 5 Factors of Good Building.



Note for our fellow data nerds: we used a weighted average system with over 222 inputs to provide a score out of 50 total possible points for individual products or complete projects.

We apply the 5 Factors approach to every decision we make to ensure an in-depth review of each material we consider. A fair analogy would be a top organic chef spending hours picking out the perfect ingredients to make a meal special.

The mainstream approach to high performance is typically just using more “bad” or “less bad” materials such as spray foam insulation, XPS rigid board insulation, or Zip Sheathing. While energy efficiency may increase there are many deeply negative side effects to health, durability, carbon impact, and comfort. In addition, mainstream approaches follow overly rigid standards or certifications, which lead to suboptimal investments into what creates joy.

High performance isn’t something we add to the Vali Way process. It is simply one small element of a much bigger picture we address so that you get the best home possible, right now and into the future.

A broad summary of how the Vali Way optimizes your home

Phase of Construction	Vali Way	Mainstream Approach
Site Work	Water supply lines buried 3' deep so you get cool water even in summer.	Shallow trenches and low-quality plumbing without insulation, which means hot water in your cold water tap during summer.
Concrete	Curing blankets followed by a 3-phase cleaning and stabilizing process.	Do nothing and allow concrete to become brittle, which creates cracking risk and other issues.
Foundation Details	Non-toxic vapor and termite barrier along with exterior EPS insulation on stem walls to maximize comfort and minimize failure risks.	Spray toxic termite control chemicals all around the site and then pour concrete without any significant vapor control. Then spray it again every 5 years, which certainly isn't ideal for health.
Framing	Months of planning and design so engineered lumber, trusses, and ¾" plywood sheathing can be used to ensure durability.	Framing take-off occurs during construction so whatever is the cheapest at the lumber yard that week is typically used.
Performance layers	Market leading non-toxic durable airtightness, waterproofing, and insect control combined with healthy carbon storing high performance natural insulation.	High toxicity high carbon impact insulation, high toxicity waterproofing, and incomplete failure prone airtightness.
Mechanical Systems	Market leading heating & cooling combined with properly designed continuous balanced whole house ventilation to keep you healthy.	Oversized heating and cooling systems with little to no mechanical ventilation; results in living inside a plastic bag that is too warm or too cold, too humid or too dry.
Appliances	The trifecta of incredible appliances, avoiding natural gas for your health: Sub-Zero, Wolf, and Cove will be waiting for you to enjoy.	Mid-end appliances you'd be better off picking up at a big box store during a holiday sale.
Finishes	Gorgeous materials that last for decades with minimal maintenance. For example, Accoya wood decking and white oak floors. Yes we did. You deserve it.	Finishes that look good upfront and then start falling apart amazingly quickly upon occupancy.

We minimize carbon, upfront and forever, because we are concerned about the future

Recent surveys have indicated that climate impact is now a top concern for buyers, which is great, because it has been a top concern of ours for decades. Using our knowledge and experience, we were able to reduce Mews' upfront "embodied carbon" and operational carbon by roughly 85% compared to conventional buildings. Our approach is a game changer for meeting international carbon deadlines.

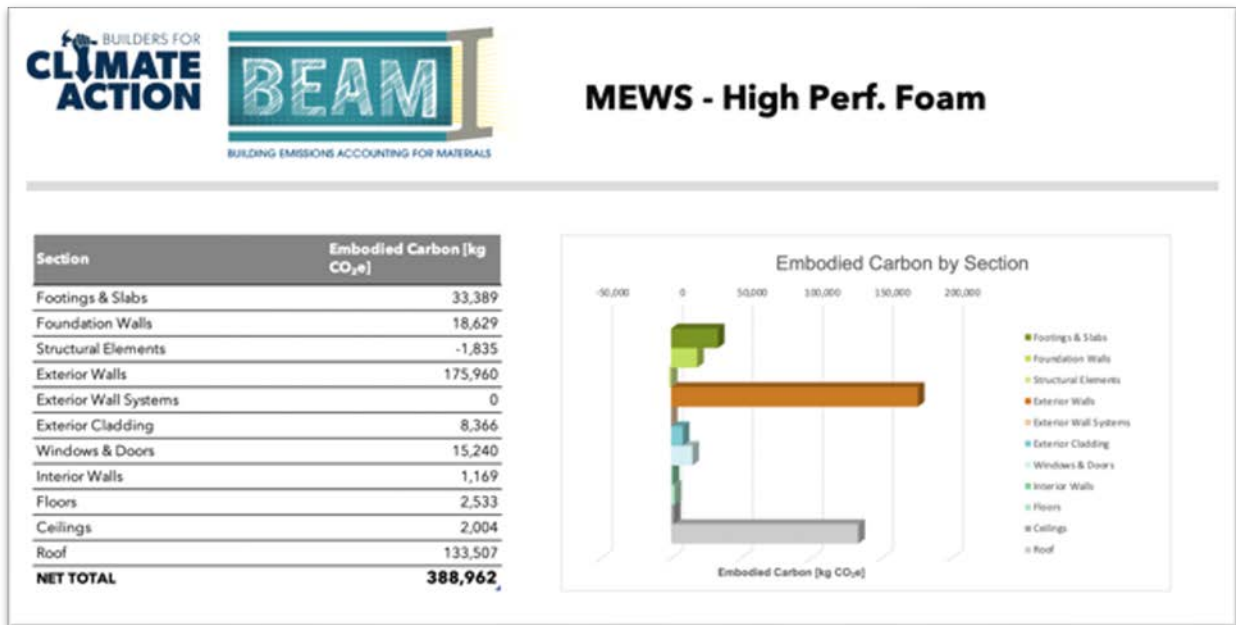


Figure 1. Mews as built to Phoenix conventional

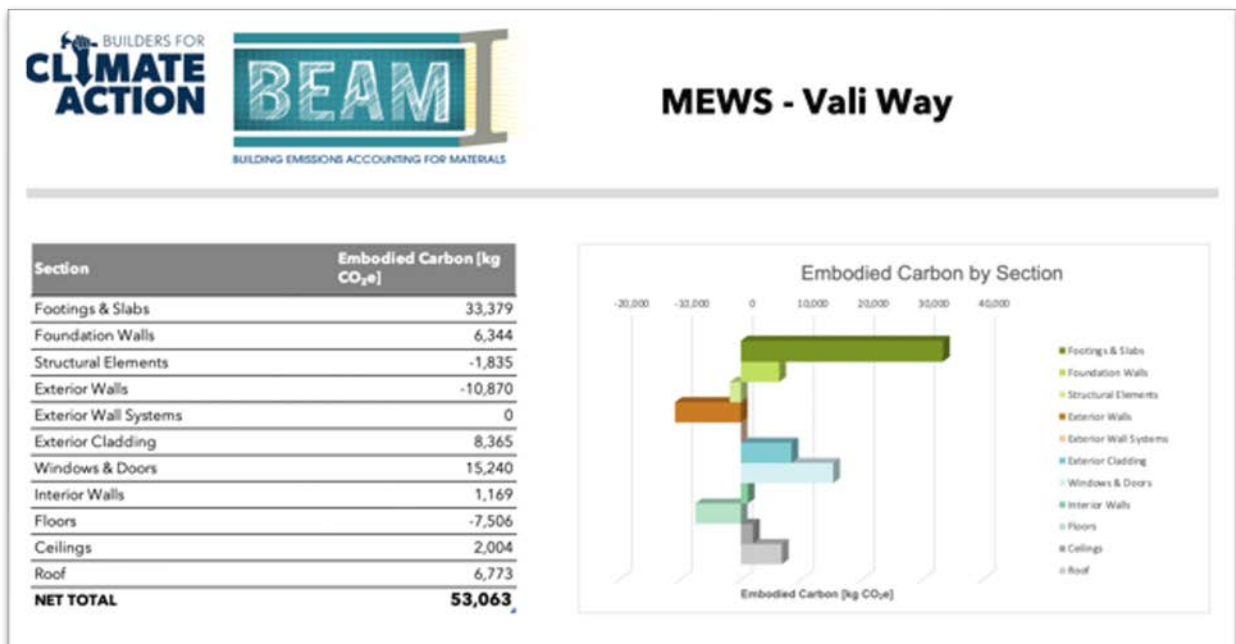


Figure 2. Mews as actually designed and built

Watch the Mews Process - learn more about what we do and why we do it

[Follow us on IG](#) to learn more about each step we take and why. Please see below for some examples from past IG post of why we are building so much better. It is time to demand good.



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