



Garbett Homes

Almond Street | Salt Lake City, UT | GarbettHomes.com



Photos courtesy of Garbett Homes

“Not once in my home have I had to use my inhaler.” *Home owner*



PROJECT DATA

- **Layout:** 2 bdrm, 2 bath, 2 fl, 1,564 ft²
- **Climate:** IECC 5B, cold
- **Completed:** October 2017
- **Category:** multifamily

MODELED PERFORMANCE DATA

- **HERS Index:** without PV 54; with PV 41
- **Annual Energy Costs:** without PV \$850; with PV \$650
- **Annual Energy Cost Savings:** (vs typical new homes) without PV \$550; with PV \$850
- **Annual Energy Savings:** without PV 2,400 kWh, 400 therms; with PV 4,900 kWh, 400 therms
- **Savings in the First 30 Years:** \$41,200

KEY FEATURES

- **Walls:** 2x6 24" o.c., advanced framed, 2-stud corners, single headers, drywall clips; R-23 dense-packed blown fiberglass; sprayer-applied sealant at top and bottom plates; house wrap; spray foam at rim joists, attic heels, attic top plate.
- **Roof:** TPO flat roof.
- **Attic:** R-60 blown fiberglass, raised heel trusses, spray foam over exterior wall top plates.
- **Foundation:** Slab on grade with R-10 slab-edge insulation to 4-ft depth; R-22 batt on interior of below-grade wall.
- **Windows:** Double-pane, low-e, vinyl frames; U=0.30, SHGC=0.30.
- **Air Sealing:** 2.5 ACH 50; sprayer-applied drywall gasket and top and sill plate sealant.
- **Ventilation:** Continuous ERV and bath fan; MERV 8 filter.
- **HVAC:** 96.5% AFUE multi-stage gas furnace with ECM motor; 15 SEER air conditioner; all ducts and air handlers in conditioned space.
- **Hot Water:** 93% efficient tankless.
- **Lighting:** 100% LED.
- **Appliances:** ENERGY STAR refrigerator and dishwasher.
- **Solar:** 1.71-kW PV system; room for PV expansion.
- **Water Conservation:** Low-flow fixtures; push-button recirculation pump. Low-water landscaping, drip irrigation.
- **Energy Management System:** Programmable thermostat.
- **Other:** Low- or no-VOC paints and adhesives; passive radon mitigation.

CONTACT

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