



BrightLeaf Homes

Flipside Forest Park | Chicago, IL | BrightLeafHomes.com



Photos courtesy of BrightLeaf Homes

“Our electric bills ...have not been much more than...apartment that was almost a third of the size.” Homeowner



PROJECT DATA

- **Layout:** 4 bdrm, 3.5 bath, 2 fls + bsmt, 2,520 ft²
- **Climate:** IECC 5A, cold
- **Completed:** January 2020
- **Category:** Attached Housing

MODELED PERFORMANCE DATA

- **HERS Index:** without PV 48; with PV 32
- **Annual Energy Costs:** without PV \$1,350; with PV \$1,050
- **Annual Energy Cost Savings:** (vs typical new homes) without PV \$1,950; with PV \$2,200
- **Annual Energy Savings:** without PV 16,000 kWh; with PV 19,100 kWh
- **Savings in the First 30 Years:** without PV \$80,800; with PV \$92,200

CONTACT

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KEY FEATURES

- **Walls:** Staggered Stud, R-25 total: 2x4 staggered every 12" on 2x6 plate, blown fiberglass. Coated OSB; fiber cement and vinyl siding. Adv. framed-2-ft grid.
- **Roof:** Truss gable roof: ½" coated OSB taped seams, 30lb felt, asphalt shingles. 13" raised heels, 24" overhang. 6.55/12 pitch is ideal angle for PV. Energy Star Cool Roof.
- **Attic:** Vented attic: R-61 total: 16" blown cellulose. All top plates foamed.
- **Foundation:** Insulated basement, R-15 total: 8" poured concrete, 5 ft below grade, 3 ft above grade. Exterior 3" rigid XPS, drain mat. Under slab: crushed rock, 10-mil, 3" XPS.
- **Windows:** Triple-pane, argon-filled, low-e, vinyl double-hung and fixed frames, U=0.19, SHGC=0.24. Bevel sills, standard sizes 3x5 or 2x3 ft.
- **Air Sealing:** 1.08 ACH 50. Airtight drywall.
- **Ventilation:** Balanced: controlled central fan with fresh air intake and timed exhaust fans, MERV 13 filter at central return. Humidity-sensored bath fans.
- **HVAC:** Central heat pump, 17 SEER, 12.5 EER, 3.62 COP, 2 ductless mini-splits in basement.
- **Hot Water:** Tankless gas, 0.97 EF. Compact plumbing design.
- **Lighting:** 100% LED. Lighting controls integrated with home automation. Daylight.
- **Appliances:** ENERGY STAR refrigerator, clothes washer and dryer, water heater, dishwasher.
- **Solar:** 3.05 kW; central inverter allows for future battery backup.
- **Water Conservation:** EPA WaterSense fixtures, drought-resistant landscaping. Rain barrels.
- **Energy Management System:** Smart home integration with control of lighting and HVAC.
- **Other:** Electric vehicle charging, low/no VOC primer, paint, adhesives, caulk, carpet, pad.

