



Garbett Construction

Eclipse at Silver Creek Village | Park City, UT | GarbettHomes.com



Photos courtesy of Garbett Construction

“Low utility bills, indoor air quality, comfort...and so much more.” *Garbett Construction*



PROJECT DATA

- **Layout:** 3 bdrm, 2.5 bath, 2 fls, 2,222 ft²
- **Climate:** IECC 6B, cold
- **Completed:** October 2019
- **Category:** Production

MODELED PERFORMANCE DATA

- **HERS Index:** without PV 47
- **Annual Energy Costs:** without PV \$1,100
- **Annual Energy Cost Savings:** (vs typical new homes) without PV \$900
- **Annual Energy Savings:** without PV 4,000 kWh, 700 Therms
- **Savings in the First 30 Years:** without PV \$42,500

KEY FEATURES

- **Walls:** 2x6, 24" o.c., R-23 total: Advanced framing, 2-stud corners, insulated headers; 5.25" blown fiberglass, 7/16" OSB sheathing, house wrap, stucco.
- **Roof:** Flat roof, R-60 total: 7/16" OSB sheathing, TPO membrane cladding.
- **Attic:** Unvented attic: 14" R-60 blown-in fiberglass on attic floor; 2" R-12 closed-cell spray-foam on 12" raised heels, at all top plates, and over every light fixture penetration.
- **Foundation:** Insulated basement, 8" poured concrete walls: R-22 fiberglass batt on interior. Closed-cell spray foam at rim joists. Waterproof membrane on exterior.
- **Windows:** Double-pane, low-e, vinyl frames, U=0.30, SHGC=0.30, tuned to direction.
- **Air Sealing:** 1.78 ACH 50; closed-cell spray foam at rim joists, cantilevers, attic eaves, all top plates, and fixture penetrations; drywall gasket at top and bottom plates.
- **Ventilation:** ERV continuous, MERV 8 filter at air handler.
- **HVAC:** 96.5% AFUE gas furnace. 13 SEER AC. Rigid metal duct system in conditioned space.
- **Hot Water:** Condensing tankless gas water heater, 0.93 EF. Recirculation pump.
- **Lighting:** 95% LED, 5% CFL. LED disc light ceiling fixtures.
- **Appliances:** ENERGY STAR refrigerator, dishwasher, and clothes washer.
- **Solar:** Solar: 2.79 kW PV added after move in.
- **Water Conservation:** EPA WaterSense fixtures. Drought-resistant landscaping.
- **Energy Management System:** Programmable thermostat.
- **Other:** Electric vehicle charging station, no/low emission wood, paints, finishes, carpet, and adhesives.

CONTACT

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