

# High Performance

# Green Homes



**Tight Building Envelope**  
Controlling air flow, thermal flow and moisture flow using advanced framing techniques, sophisticated insulation, air sealing tight ducts and air barriers to prevent air leakage and keep your utility bills as low as possible.



**Renewable Energy Sources**  
Photovoltaic (PV) Solar panels. Using Solar to generate electricity means a lower utility bill for you and it's great for the planet!



**Materials & Waste Management**  
Engineered framing members, precut floor joists and prebuilt bio-engineered trusses use less resources while being stronger than traditional materials. All construction wood waste is 100% recycled.



**Energy Efficient Lighting**  
Light-emitting diode (LED) lighting uses 10 times less energy, emits less heat and last 10 times longer than traditional light bulbs. For an average yearly saving of \$500.



**Water Conservation**  
Using less water for everyday uses: Low-flow faucets saves more of this precious resource and help to keep your costs low. Garbett also has begun making all standard landscaping grassless, but don't worry, no cold zeroscaping here.



**Zero Emissions \***  
From cooking to heating and cooling, a Garbett home is a Zero Emissions home. In an effort for continuous improvement, all our homes are starting to be built to this new standard. That means the elimination of gas for any systems in our homes. This move to Zero Emission or all electric is an effort not only to further improve the indoor area quality of our homes but future proof our homes for the coming years and decades to come. This kind of forward thinking is one of the hallmarks of a Garbett home.

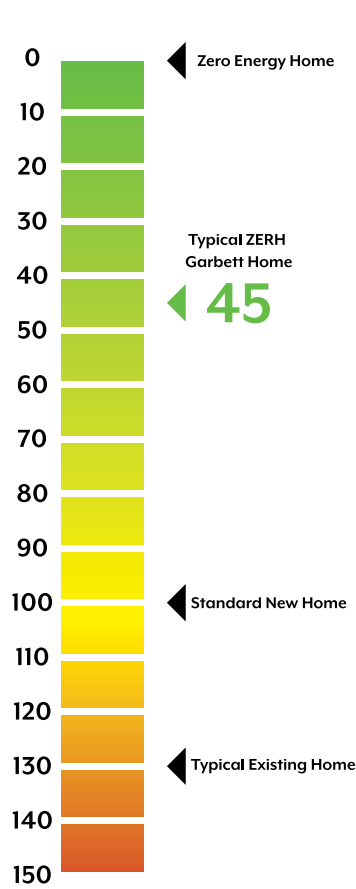
## The Lower The HERS® Score The Better

The National Home Energy Rating System (HERS®) is an accurate measurement of a home's energy efficiency. It's the MPG for your home, a way to tell how many "miles" you're getting on your utility bills. The HERS® score also allows buyers to compare potential energy savings when considering the purchase of a home.

With home energy costs climbing, it only makes sense to find out how energy efficient a home really is, after all you wouldn't buy a new car without knowing it's Miles Per Gallon rating. The U.S. Department of Energy estimates that houses built in line with today's energy code use 30% less energy than older homes. Garbett Homes is building homes that use up to 70% less energy than existing homes.

The HERS® rating system is administered and controlled by the Residential Energy Service Network. Our homes are independently rated and certified by a 3rd party.

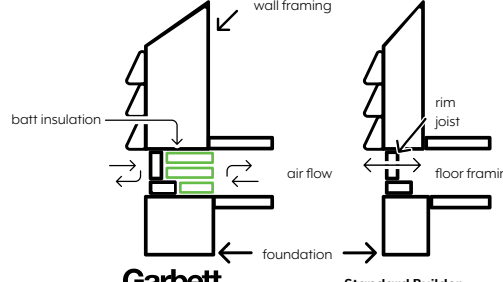
The higher the score the more energy is used/wasted in the home and the higher the utility bills. The lower the score the more energy efficient the home is, and the less the homeowner pays in utility costs.



# Advanced Insulation

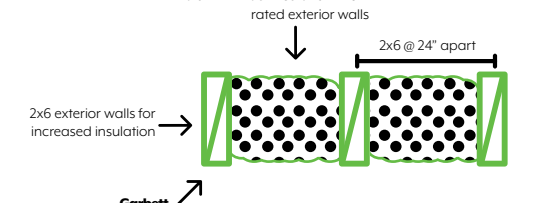
## Rim Joist Sealing

The rim joist can be a significant source of air-leakage. Drafts can be pulled through the house into walls and holes created by plumbing pipes and electrical work. Garbett Homes uses batt insulation to air-seal and insulate the rim joist.



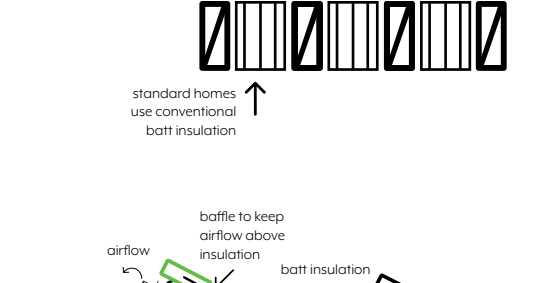
## 2"x6" Walls & 24" on Center Advanced Framing

By using 2" x 6" exterior walls instead of conventional 2" x 4" walls, and spacing studs 24" on center (instead of the standard 16" apart) we're able to make significant gains in insulation. Wood is a poor insulator, so by incorporating these innovations, we're able to include more insulation and give you a higher performing home.



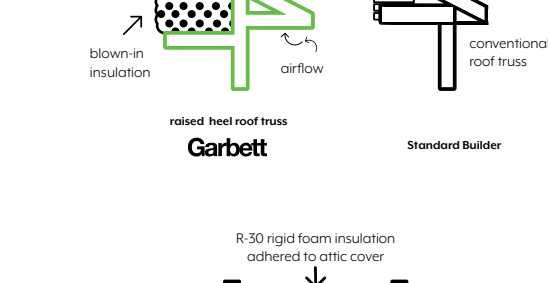
## Blown-In Fiber

We use blown-in fiberglass insulation in all exterior walls to achieve an R-24 thermal rating (standard is R-19). We use blown-in insulation in our ceilings to achieve a true R-49 thermal rating. Blown-in fiberglass has many advantages: It is resilient, non-flammable, non-settling, eco-friendly (60% recycled glass & sand), non-absorbent, pest-resistant, and time-tested. And let's not forget that blown-in fiber fills ALL voids & gaps, creating a tighter seal and allowing a higher R-value per inch than standard insulation.



## Raised Heel Roof Truss

Raised heel roof trusses offer the most energy-efficient roof framing. Getting full insulation coverage over the entire ceiling is difficult when ceiling trusses are not designed to allow the insulation to maintain its desired thickness all the way to the wall. Conventional roof truss assembly (insulated with standard batts) does not allow adequate ceiling insulation and the air passing through the vents is restricted. The Garbett raised heel system uses baffles to allow adequate air flow above the insulation. Blown-in fiber is used to insulate the ceiling to air-seal the raised heel, achieving a true and consistent R-60 thermal rating.



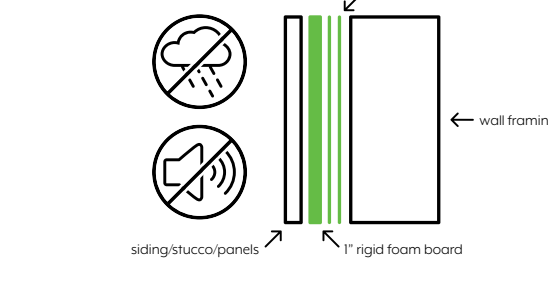
## Attic Access Insulation

Attic access openings in ceilings severely compromise the thermal envelope. The Garbett system adheres layers of rigid foam insulation to the attic access cover to ensure the true thermal rating is maintained throughout the ceiling. Additionally we line the seam with a foam gasket to prevent any further loss of heat.



## High Efficiency Exterior Wall Insulation \*

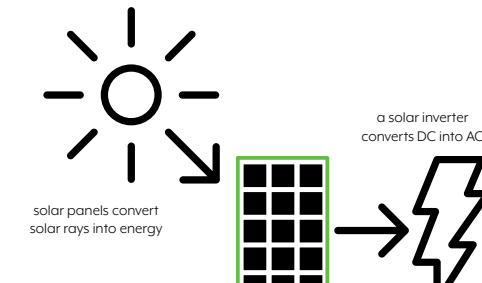
combination with interior wall insulation additional home efficiency is obtained though applying 1" rigid foam board to the entire perimeter of our homes. While this aids air sealing in our homes and additional sound dampening the biggest benefit is continuous insulation with no thermal break making for consistent R-values Garbett Homes uses TYVEK® HOMEWRAP® on all its homes because it is a unique material that helps prevent the infiltration of air and water, while still letting water vapor escape to help prevent rot and mold inside walls.



# Smarter Strategies

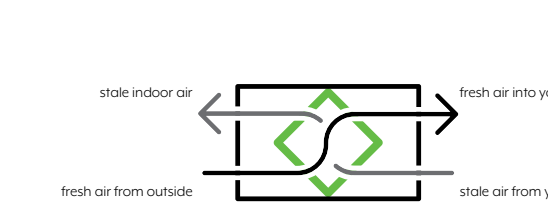
## Solar Photovoltaic

With an average of 300 days of sunshine per year, Utah is uniquely situated to harness the energy of the sun. The solar photovoltaic panels on your Garbett home convert sunlight into electricity. The inverter then changes the current from DC into AC so it can be used by your home and the utility company. The utility company credits your account each month with any electricity you have generated in excess of your usage. That extra electricity is fed back to the grid. This process is called Net Metering. Your monthly power bill will be offset by the power you are generating through solar photovoltaic.



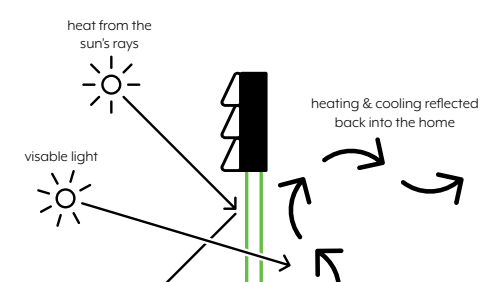
## Enjoy the Clean Air

Your Garbett home is equipped with an advanced air exchanger that completely replaces all the indoor air with filtered outside air, helping to keep your home and family healthy. The system uses advanced Energy Recovery Ventilation (ERV) technology to precondition the incoming outdoor air. The system precools the air in the warmer seasons and preheats the air in the cooler seasons. The benefit of using energy recovery technology is the ability to improve indoor air quality and reduce the energy used by your heating and cooling equipment. This technology has demonstrated an effective means of reducing your energy costs by reducing your home's heating and cooling loads.



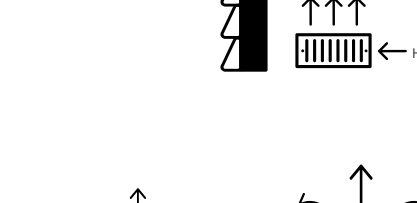
## Low-E High Performance Windows

Your Garbett home comes with Low-Emissance (low-E) windows. Low-E windows allow visible light to enter our homes while restricting summer heat from entering. During the winter months, the windows keep cold air outside while reflecting the heat produced from the home back into the home, keeping your home cooler in the summer and warmer in the winter.



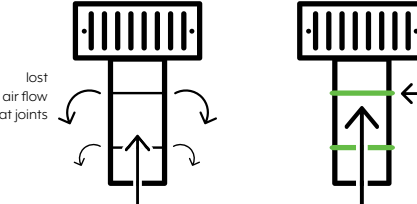
## Programmable Thermostats

A programmable thermostat allows you to adjust the temperature of your home to be as efficient as possible, whether you're at home or away. All Garbett homes are equipped with programmable thermostats as a standard feature.



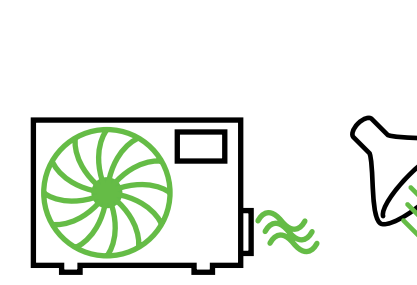
## Air Duct Sealing

All air ducts are sealed with an advanced sealant to provide a flexible air-tight seal. Advanced sealants can bend and flow while maintaining a durable bond



## High-Efficiency Comfort & Smart Water \*

Every Garbett Home comes with a professionally installed 16 SEER Heat Pump. Providing all electric, zero emissions, heating and cooling it works as both furnace and high-efficiency AC system. We also utilize hybrid electric heat pump 50 gallon water heaters, also zero emissions, that are 4X more efficient than a standard electric tank. Built-in smart technology allows you to control your water settings right from your phone.



\*Garbett Homes is currently at the beginning of implementing higher standards of Green building. What you see may not perfectly reflect what is standard in an individual community, speak with a sales associate to learn more.



**innovation**  
smarter homes

Our homes use advanced framing techniques to control moisture, thermal, and air flow creating an envelope tight seal.



**design**  
slicker homes

Our award winning past has driven us to push the boundaries of what is possible in a home with design and building materials.



**health**  
better homes

Our envelope tight seal helps keep impurities out of your home. Keeping you and yours healthy.



**comfort**  
cozier homes

Our insulation strategies keep your home at a steady temperature to keep you comfortable everyday of the year.



**energy**  
greener homes

Our homes not only help conserve Utah's precious resources they help you to conserve more of your hard earned cash.