



Green Guide 2018

Garbett

High Performance



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 bioengineered 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.



Renewable Tax Credit

Some Garbett homes may qualify for Federal and State Renewable Energy Tax Credits Consult with your accountant to determine your availability. Federal up to 30% of retail and State up to 25% or \$2000.

Green Homes

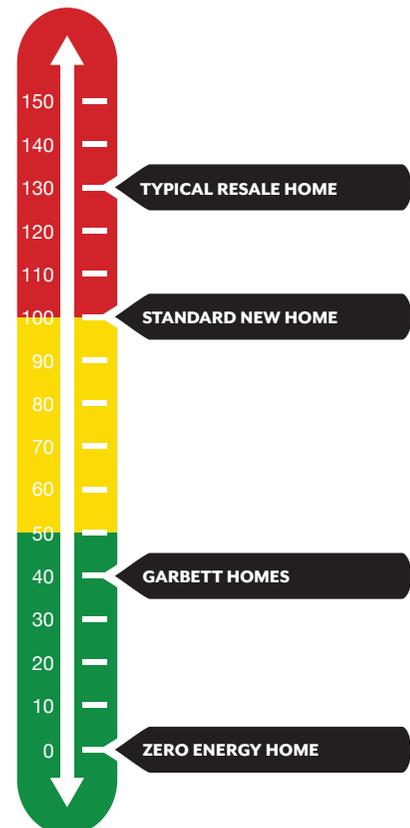
The Lower The HERS® Score The Better

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.

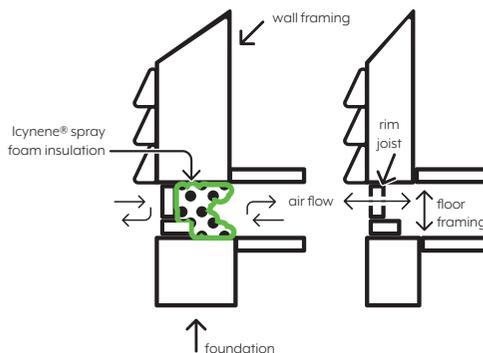


Advanced Insulation



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 Icynene® water-blown open-cell spray foam to air-seal and insulate the rim joist. Unlike conventional batt insulation, the spray foam leaves no gaps or voids and won't sag while performing as a super-tight air barrier and insulator.

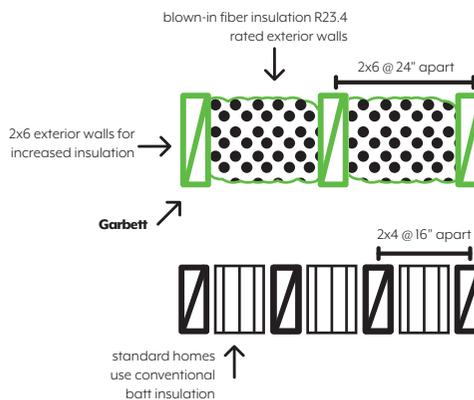


2"X6" Walls & 24" on Center Framing

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.

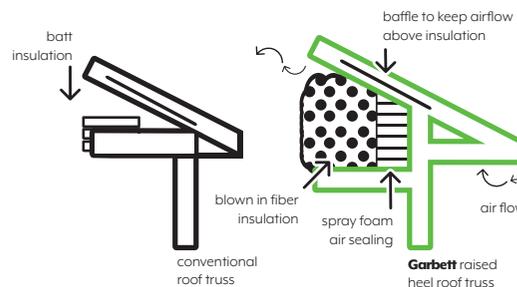
Blown-In Fiber

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.



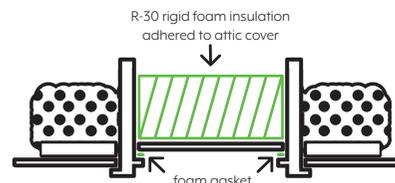
Raised Heel Roof Truss

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, and spray foam is used to air-seal the raised heel, achieving a true and consistent R-49 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.

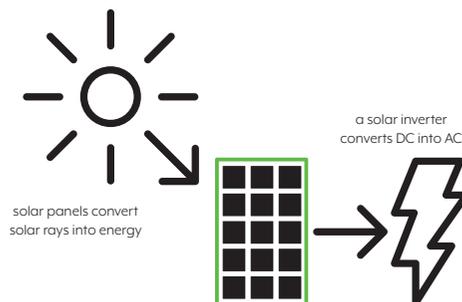


Smarter Strategies



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.



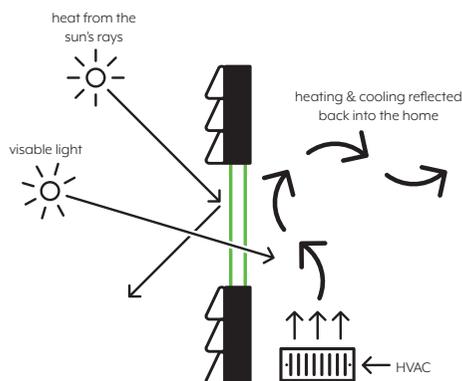
Enjoy the Clean Air

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 pre-cools 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 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.

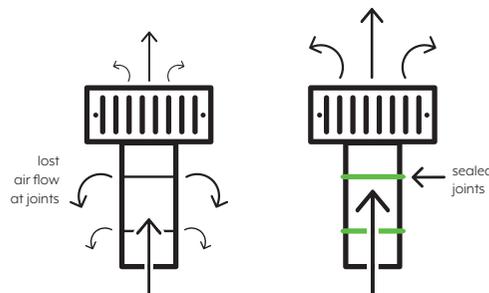


Programmable Thermostats

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.

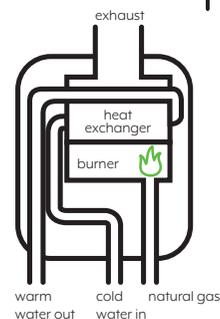
Air Duct Sealing

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



Tankless Water Heater

Your Garbett home comes equipped with the 94% super-efficient Noritz® EcoTough™ Natural Gas Condensing Tankless Water Heater and will save you up to **35%** on your current water heating bill.





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.