

August 31, 2021

Barnaby: The America At Home Concept Home Frequently Asked Questions

Is there a solar ready roof and space near the electric panel for a battery?

Barnaby's roof was intentionally simplified in order to save construction costs and to offer adequate space for a future homeowner to install either photovoltaic solar panels or solar water heating. The electrical panel is located in the garage and has more than adequate wall space to accommodate battery storage for a solar electric system.

With the walk-in-closet off the primary bathroom, is there a problem controlling for moisture?

Providing access to the walk-in-closet from the primary bath is one of many design options considered. With the advent of modern HVAC systems moisture control within the home is not of concern even when something like a closet is placed off a more moist environment like a bathroom.

How was sustainability built into the home?

From selecting exterior finish materials that are readily available in the region where the home is, to using furniture that is constructed in the region sustainability was at the heart of the design team's mind throughout the project. The design team did not choose to pursue any of the available certifications like LEED for Home, but the principles of sustainability are integral to DAHLIN's design DNA and included as they are with every project.

Could you elaborate on the HVAC and electrical designs on the web page?

HVAC and Electrical Design is a very regional endeavor and outside California is most commonly handled as design-build as it was in this case. Had Barnaby been built in a jurisdiction like you find in the California there would have been extensive energy analysis of the home, but since it was not required the design team focused on our primary challenge which was in addressing the consumer focused design data gathered by the America At Home Study.

Could you share the heat loss/heat gain calculations?

This data is not available for Barnaby.

Do you have a HERS rating for the house?

As a matter of fact, we do. Barnaby achieved a HERS rating of 55. (See HERS certificate attached.)

Home Energy Rating Certificate

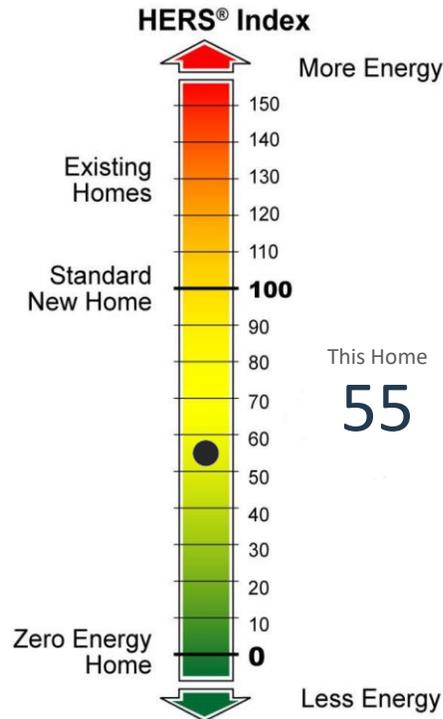


Rating Details

Address	28 Edgefield Street Pittsboro, NC 27312
House Type	SingleFamilyHouse
Cond. Area	2,680 sq ft
Rating ID	83931
Issue Date	06/09/21
Certification	Verified
Builder	Garman Homes

Rating Company

Southern Energy Management	
5908 Triangle Drive Raleigh, NC 27617 southern-energy.com	
Certified Rater	Sara Collier
Rater ID	5155653
Registry ID	398421558
Rating Date	06/07/21



Annual Estimates*

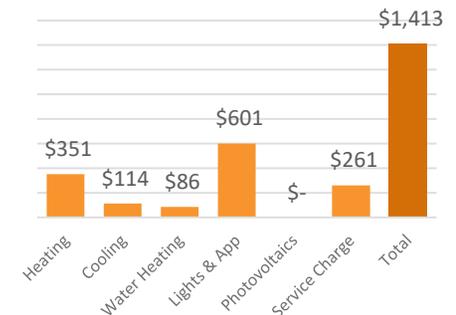
Electric (kWh)	6,406
Natural gas (Therms)	521
Propane (Gallons)	-
CO2 emissions(Tons)	7.0
Annual Savings*	\$1,304

*Based on a HERS 130 Index Home

HERS Score

55

Estimate Annual Energy Usage



Solar Potential Analysis

Recommended System Size	4.9 kW
Based on your projected energy usage and roof size	
Approx. Annual Savings	\$790
Dependent on roof orientation, pitch, and shading	



95%
of electricity usage
offset by solar



\$9,200
increase in your
home's value



3,000
Trees Planted
Equivalent Environmental
Impact

Request a Free Estimate

southern-energy.com/HERS-Solar