

## Zero Energy Ready Showcase Home

From Sego Homes



**NextGen**  
CERTIFIED HOMES  
& APARTMENTS



Salt Lake  
**PARADE**  
of HOMES



### BUILDER PROFILE:

Built by Sego Homes

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Sandy, UT 84070

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### HOME DETAILS:

- Located in South Jordan, UT
- 3,235 sqft of conditioned floor area
- 3 stories including a finished basement
- 5 bedrooms
- 3.5 bathrooms
- 3-car garage
- Estimated for-sale price: \$650,000

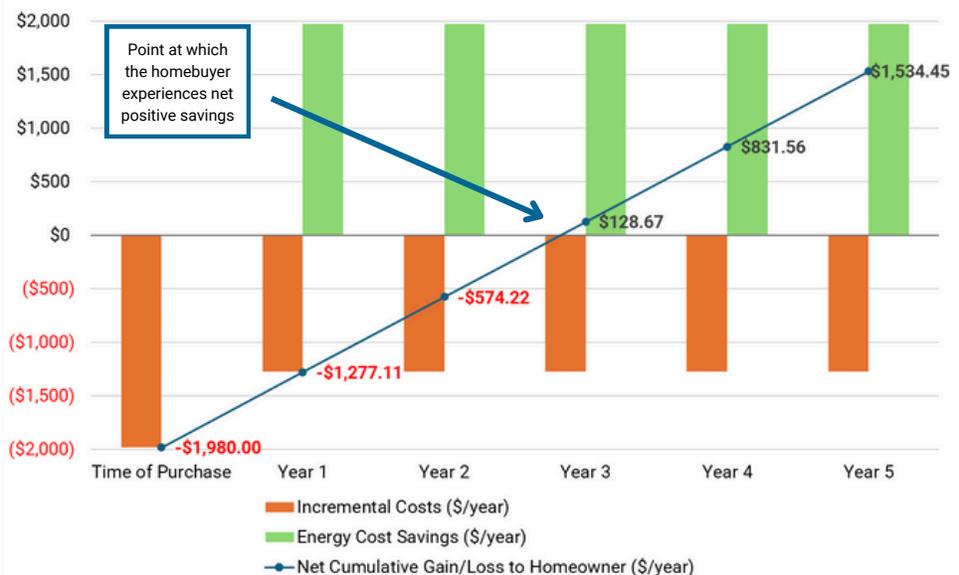
### KEY FEATURES:

- ENERGY STAR NextGen (v3.2) and Zero Energy Ready Home certified
- HERS Index Score: 41
- Air tightness test: 1.95 ACH50
- Insulation levels:
  - R-63 Ceilings
  - R-31 Walls
  - R-19 Foundation walls
  - R-74 Insulated concrete floors
- Window efficiency:
  - Between 0.23 and 0.25 U-value
  - 0.22 SHGC
- Duct leakage to outside: 38 CFM @ 25 Pa (1.17/100 ft<sup>2</sup>)
- Air source heat pump:
  - 10.5 HSPF, 22 SEER
- ERV: 125 CFM @ 102 Watts
- Heat pump water heater: 4.09 UEF
- 100% energy efficient, LED lighting
- All ENERGY STAR certified appliances
- Professional grade induction cooktop
- EV-ready with 240 amp receptacle
- Solar-ready

In 2024, Sego Homes participated in Utah Clean Energy's Low and Zero Emission Housing Innovation project, aimed at reducing the emissions produced by our homes and buildings. Through this initiative, Sego Homes adapted its "Legacy" home floorplan to fulfill the requirements of two of the country's highest standards for energy efficiency: the Zero Energy Ready Home and ENERGY STAR NextGen certifications. These standards were incorporated into the design of a showcase home in South Jordan, Utah, which is expected to use at least 40% less energy annually than traditional new homes in the state.

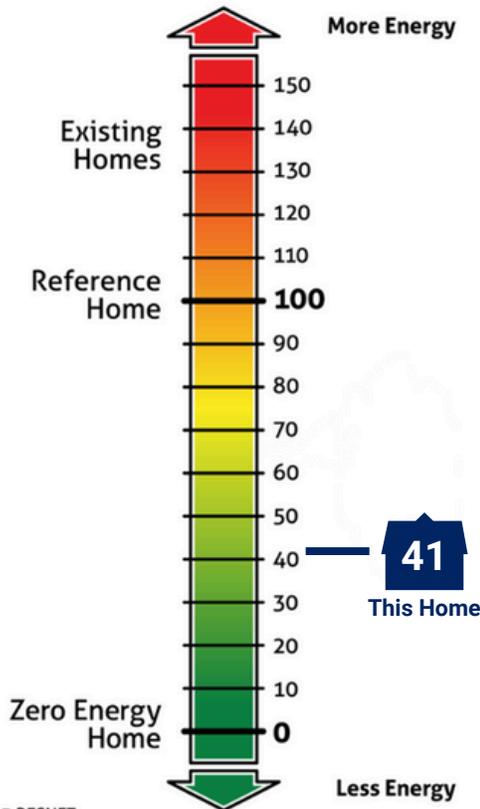
Using the latest, most innovative technologies in the building industry, the home achieves net savings in under 3 years. Despite higher construction costs, the energy-efficient aspects of this home quickly pay for themselves, saving \$1,977 annually on energy costs compared to the average Utah home. Using a simple payback measure (incremental construction cost / annual energy savings), the home is estimated to achieve net savings in about 10 years. But in reality, incremental costs are absorbed by the homebuyer over time via a higher down payment and increased annual mortgage payments. As shown in the chart below, when both the increased costs and utility cost savings are evaluated together, the home reaches net positive savings after only 2.8 years of ownership.

Net Cost Savings to Homebuyer Over Time



Notes: The analysis assumes constant dollar values and does not account for inflation or fuel price escalation, making energy cost saving estimates conservative. This analysis includes a \$2,500 tax credit through the Section 45L New Energy Efficient Home Credit for this home. As of July 1, 2026, this credit will no longer be available. Without it, the incremental cost at the time of purchase for this home is estimated to be \$2,230, and time to net positive savings is estimated to be 3.1 years.

# HERS® Index



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Rated by: Energy Rated Homes of Utah

Because they built to the ENERGY STAR NextGen and Zero Energy Ready Home standards and incorporate energy efficient technologies, Sego Homes qualified to receive substantial incentives from the federal 45L tax credit and Rocky Mountain Power Wattsmart New Homes rebate program. This funding, coupled with money saved by bypassing the need to install gas infrastructure during construction, helped alleviate the incremental costs Sego incurred by building the home.

Sego Homes built this showcase home to prove that builders don't have to make design or comfort compromises to build low or zero emission homes. However, more education is needed for both homebuyers and builders to embrace energy efficient buildings and their requirements. To help increase visibility for these kinds of homes, Sego featured the home in the 2024 Salt Lake Parade of Homes. There, visitors were able to experience the comfort of an all-electric home for themselves during one of Utah's hottest months.

Sego Homes has set an example in the building industry by dedicating themselves to building healthy, green, and smart for their customers. This means building homes that are healthier for families and the environment, complete with enhanced air filtration systems, Indoor AirPlus certifications, and the latest smart home technologies. It also means ensuring that families benefit from homes with reduced heating and cooling costs. This home took their commitment to the next level – proving not only that low and zero emission homes can perform just as well, if not better, than their gas counterparts.

Going forward, Sego plans to continue going above and beyond with their commitment to healthy building by offering energy efficient building packages as options for their customers.



Pictured:

- Living room
- Master bedroom
- Heat pump water heater
- Heat pump air handler

The home boasts a spacious floor plan with ample natural light and storage. It also features a highly efficient heat pump to fulfill the home's HVAC needs and a 70-gallon heat pump water heater.

The home is future-proofed with infrastructure to support solar installation and electric vehicle charging. This makes it one step away (installing solar) from producing zero emissions. The home also features top-tier insulation, an induction cooktop, an energy recovery ventilator, and all efficient lighting. Overall, it earns a Home Energy Rating System (HERS) Index Score of 41, meaning the home is 59% more efficient than a home built to 2006 International Energy Conservation Code standards.

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