



Tim O'Brien Homes

The Galway | Sun Prairie, WI | TimOBrienHomes.com



Photos courtesy of Tim O'Brien Homes

"When we moved into our first Tim O'Brien home, we couldn't believe the amount of money we were saving just by what they were doing on their standard specifications. Now we're super excited to have built our second Tim O'Brien ZERH home to our specifications." *Homeowner*



PROJECT DATA

- **Layout:** 4 bdrm, 3.5 bath, 1 fl + bsmt, 6,333 ft²
- **Climate:** IECC 6A, cold
- **Completed:** June 2021
- **Category:** Custom for Buyer >3000 ft²

MODELED PERFORMANCE DATA

- **HERS Index:** without PV 45; with PV 32
- **Annual Energy Costs:** without PV \$3,200; with PV \$2,200
- **Annual Energy Cost Savings:** (vs typical new homes) without PV \$1,000; with PV \$1,750
- **Annual Energy Savings:** without PV 13,000 kWh, 1,600 Therms; with PV 14,900 kWh, 1,600 Therms
- **Savings in the First 30 Years:** without PV \$47,800; with PV \$85,500

CONTACT

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KEY FEATURES

- **Walls:** 2x4, 16" o.c., R-21 total: advanced framed; R-15 dense-packed fiberglass; 7/16" OSB sheathing, 7/8" R-5 graphite EPS, drain wrap; stone veneer and engineered wood siding.
- **Roof:** Hip truss roof: self-adhered membrane, synthetic underlayment, architectural shingles.
- **Attic:** Vented attic: 20" R-50 blown-in fiberglass; 1/2" R-3 closed-cell spray foam over sill plates, chases, can lights. Ridge vents; 7" raised heel trusses.
- **Foundation:** Insulated basement: unfinished walls - 2" interior R-10 foil-faced rigid foam; finished walls - 2x4 wall with R-19 fiberglass unfaced batt and a poly vapor barrier.
- **Windows:** Double-pane, argon filled, low-e3, vinyl frame, casement style, U=0.27, SHGC=0.22, interior motorized blinds.
- **Air Sealing:** 1.51 ACH50, all seams in rigid foam and drain wrap taped.
- **Ventilation:** ERV, MERV 11 filter, sensors across home for temp, humidity, VOCs, CO₂.
- **HVAC:** Gas furnace, 96 AFUE, 13 SEER AC.
- **Hot Water:** Heat pump water heater, 65-gallon, 3.63 EF.
- **Lighting:** 100% LED, automated window blinds, lighting controls.
- **Appliances:** ENERGY STAR refrigerator, 2 dishwashers, 2 clothes washers.
- **Solar:** 6.6 kW, rooftop panels.
- **Water Conservation:** Whole-house EPA WaterSense-certified. Hot water recirc pump.
- **Energy Management System:** Integrated home automation system for HVAC, lights.
- **Other:** EV charging, accessible floorplan, sinks, cabinets. Zero-VOC paint.

