

From fixer-upper to energy star

By Thomas Content of the Journal Sentinel

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A Milwaukee bungalow being marketed by the Layton Boulevard West Neighbors is more than a home.

"It's an energy breakthrough," said Keith Williams, the energy consultant who conducted before and after tests to determine the house's energy rating.

I wrote about the team effort that led to the renovation in today's Real Estate section.

Williams said that based on his infrared blower test analysis, the home's energy bill before the renovation was in the range of \$2,400 to \$2,600 a year.

The person who buys the home now will probably pay between \$1,200 and \$1,400, he said.

"The house is a lot tighter, the insulation level is a lot higher and the heating system is extremely more energy efficient," he said.

It's such an improvement because of all the energy efficiency upgrades given to the house while it was vacant. That includes a new boiler, insulation and solar panels that provide energy for a solar hot water system.

Efficiency gains are so great that the home now earns an energy score typically reserved for the most efficient new homes.

Williams is a consultant through the statewide Focus on Energy program. Look for more homes to be remodeled to maximize energy efficiency through a new Focus initiative, Williams said.

Homeowners looking for information on how to make big energy-efficiency upgrades on their home may want to contact the Focus Home Performance with Energy Star program.