TIM O'BRIEN homes

How long is the stuff in my house supposed to last anyway??

The U.S. Bureau of Economic Analysis defines Durable Goods as "Tangible products that can be stored or inventoried and that have an average life of at least three years." While it's certainly not appropriate to consider your home as a "disposable" item, it is important to realize that the typical new home is actually assembled of at least 3,000 individual components. While the entire structure is designed for long life (up to 100 years), many of the individual components, especially those subjected to weather and/or daily use, foot traffic, and general wear and tear, will require regular maintenance, repair and eventual replacement, beginning as soon as the home is placed in use.

Even in light of the concept and definition of durable goods above, new homeowners are sometimes surprised to find various items in need of significant attention around that 3-year mark. Proving the adage that "time flies," a homeowner's reaction is often "we JUST bought this house, I can't believe I have to deal with this already!". At Tim O'Brien Homes, we are committed to educating and empowering all of our customers toward a confident and satisfying ownership experience. It is our hope that the guide below will provide some perspective which will help you proactively plan for your ownership responsibilities following your Warranty Period.

While the timeframes can certainly vary, our experience has shown us that new homeowners will do well to begin considering options, and planning for expenses related to replacement of the items listed below, within the respective timeframe.

<1	1-2 Years	3-5 Years	5-10 Years	10-20 Years	20+ Years
Furnace Filter	Exterior Caulking	Food Waste Disposer	Radon Fan	Windows	Concrete Flatwork
ERV Filter	Tile Grout	Major Appliances	Exhaust Fans	Roofing	Toilets
Smoke Detector Batteries		Sump Pump	Lighting Fixtures	Gas Fireplace	Garage Door
Cosmetic Caulking		Carpet	Smoke/CO Detectors	HVAC Equipment	Cabinets & Countertops
		Exterior Trim Paint	Hard Surface Flooring	Tub & Shower Fixtures	Supply & Drain Piping
		Exterior Vent Terminations	Window Screening	Garage Door Opener	Electrical Wiring
				Electrical Devices	HVAC Ductwork
				Exterior Siding Paint	Septic System
					Siding/Soffit/Fascia
					Structure & Building Envelope

focus on energy
Partnering with Wisconsin utilities

Focus on Energy New Home Certification Report

File Number: 312-0966 Year Built: 2025 Certification Date: 2025-07-29

Property Address	Builder	Building Performance Consultant
W149 N11982 RED HOLLY DRIVE	Tim O'Brien Homes, Inc.	Five Star Energy Corporation
GERMANTOWN, WI 53022	N27W24075 PAUL CT STE 100	Tom Bawolek
	PEWAUKEE	fivestarenergy@sbcglobal.net

General Building Information	
Area of conditioned space (sq ft)	3,582
Finished floor area (sq ft)	1,791
Volume (cu ft)	33,013
Shell area (sq ft)	7,492
Housing type	Single-family detached
Floors above grade	1
Number of bedrooms	3
Foundation type	Conditioned basement

Performance Data	
Percent more efficient than current code	45.08 %
Estimated average monthly energy bill	$160
MMBTU Savings	43.872
Whole House Ventilation	
Type	Balanced
Recommended ventilation rate (CFM)	48
TESTED ventilation rate (CFM)	77
Air Tightness	
Infiltration - TESTED (CFM50)	559
ACH 50:	1.02
CFM50/sq ft shell:	0.07

Energy Efficiency Data

	House	PV	Geo	Total
Est. summer peak reduction (kW)	0.64	N/A	N/A	0.64
Annual energy savings (kWh)	3,683.76	0.00	N/A	3,683.76
Annual energy savings (Therms)	313.03	0	0	313.03

Mechanical Systems				
Type	**Fuel**	**Efficiency / Energy Factor**	**EAE Value or Recovery Eff**	**Capacity**
Heating: Fuel-fired air distribution	Natural gas	95.0 AFUE	374	53 kBtuh
Cooling: Air conditioner	Electric	15.0 SEER	N/A	22.8 kBtuh
Water Heater: Heat pump	Electric	0.0 / 4.11	N/A	65 gal

Compass - Residential Energy Analysis and Rating
This information does not constitute any warranty of energy costs or savings.
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Wisconsin Uniform Dwelling Code
Energy Cost Compliance 2009 IECC

Property
<Lavender>
Lot 72 Wrenwood North
Germantown , WI 53022

Weather:UDC Design Zone 4, WI WN072
312-0966 WN072 Lavender.blg

Organization
Five Star Energy Corporation
262-628-8086
Tom Bawolek

Builder
Tim O'Brien Homes, Inc.

HERS
Based On Plans
02/06/25
Rating No:312-0966
Rater ID:0021303

Annual Energy Cost

	$/yr	
	Wisconsin 2009	As Designed
Heating	775	588
Cooling	120	93
Water Heating	164	139
SubTotal - Used to Determine Compliance	**1059**	**820**
Mechanical Ventilation Fan	38	51
Lights & Appliances (minus MechVent)	1041	1041
Photovoltaics	-0	-0
Service Charge	239	239
Total	**2376**	**2150**

Mandatory Requirements

Annual Energy Cost Check	PASSES
Duct Insulation R-Value Check (per COMM Section 22.43)	PASSES
Window U-Value and SHGC Check (per Section 402.5)	PASSES

This home MEETS the annual energy cost requirements in accordance with the Wisconsin Uniform Dwelling Code 2009 (COMM Chapter 22, Subchapter V.) based on Wisconsin Zone 1.This home surpasses UDC requirements by 22.6%.

Name | Tom Bawolek
Organization | Five Star Energy Corporation

Signature
Date | 6 February 2025

In accordance with the Uniform Dwelling Code, building inputs, such as setpoints, infiltration rates, and window shading may have been changed prior to calculating annual energy cost. Furthermore, the standard reference design HVAC system efficiencies are set to the requirements in Table 22.53-1 of the Uniform Dwelling Code. These standards are subject to change, and software updates should be obtained periodically to ensure the compliance calculations reflect current federal minimum standards.

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FOCUS ON ENERGY NEW HOME CERTIFICATION PROGRAM

Certified Energy-Efficient Home

W149 N11982 RED HOLLY DRIVE
GERMANTOWN, WI 53022

CERTIFIED ON 2025-07-29

Your New Home is Certified by Focus on Energy as
45.08% MORE EFFICIENT
than what is currently required by Wisconsin state building code.



Certification No: 312-0966

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