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Summer 2009

Remodeled Homes Tour is June 7, 2009

2009 NARI Remodeled Homes Tour

Stop by and see
us on Sunday,
June 7, 2009
9:30am—4:30pm

Tickets are \$10
and available at
each site. Sites
are listed on the
NARI website,
www.remodelingmadison.org.

Please call Larry if
you would like a
free ticket to the
tour, 241-2967.

Join us on Sunday, June 7 as we host a site in the popular Northside Brentwood neighborhood on the 8th Annual NARI Remodeled Homes Tour. This special project is the home of Jesse Taff. Jesse and TZ teamed up and worked together to transform an ordinary 50's ranch into an energy efficient and modestly updated home with some spectacular interior finishes.

This whole house remodel features a redesigned airy kitchen with eat in and office areas. A re-imagined screen porch has become a relaxing four season retreat. The re-design of the front entry allows a contemporary open feel to the living/dining area. A spectacular, yet soothing color palette was chosen for the living areas. Muted browns, silvers and greens include a dramatic metallic finish and subtle tone on tone stripping on the walls. These striking interior finishes are worth seeing in person!

A generous, but awkwardly designed closet space has been reborn with gorgeous custom closet finishing's. Organization aficionados will not want to miss this! The main bath was also gutted and recreated with tile floors, new tub, sink and black oak cabinets.

Access to a spacious wood deck was created by adding a sliding door to the four season porch. The project also included a gorgeous stamped concrete patio, new windows, interior and exterior doors and siding.

Stop by and see the home's before and after energy efficiency audit. You will see many energy efficient practices at work in this beautifully updated home.

For all tour site locations and complete tour information, go to the NARI website, www.remodelingmadison.org.



Jesse's open and updated kitchen is warm and inviting. Below, the before shot shows an ordinary 50's style we've all seen!



Above: Black walnut cabinets in the bathroom make a stunning statement. Left: Soothing colors make the porch a welcome retreat.



TZ of Madison would like to thank the following NARI members for their work on this project:

- R&D Exteriors, Inc.
- R&D Drywall, Inc.
- VerHalen, Inc.
- Marling Lumber Company
- Statz Painting & Decorating, Inc.
- GDS & Associates
- Ageless Concrete, Inc.
- Sherwin-Williams
- Closets by Techline
- American TV
- ABC Supply Co., Inc.
- Coyle Carpet
- Blair Lawn & Landscape

Remodeling is Green

Under the stimulus legislation, the percentage of the cost and lifetime cap for home improvements have been tripled to 30% and \$1,500, respectively.

The list of eligible improvements has been expanded and the deadline for applying has been extended through the end of 2010.

Installing energy-efficient windows, doors, roofing and insulation as well as furnaces, air conditioners and heat pumps all qualified for the credit.

The new tax credit (see panel at left) is in alignment with industry research showing that remodeling and retrofitting the nation's older homes will have a far more significant impact on reducing residential energy consumption than meeting even the most aggressive efficiency goals for new homes according to a NAHB spokesperson.

These new tax credits are another way that the home building industry can combat the potential effects of global climate change by encouraging home owners to make energy-efficient improvements to their homes.

A 2008 California study showed that homes built before 1983 were responsible for 70% of the greenhouse gas emissions related to single-family envelope energy consumption.

The study also found that spending \$10,000 to retrofit a 1960s home could save 8.5 tons of carbon at a cost of \$588 to \$1,176 per ton, depending on existing tax credits and incentives. By comparison, increasing the energy efficiency of a new home 35% over current state requirements would cost about \$5,000 and would reduce emissions by 1.1 tons at a

cost of \$4,545 per ton.

The bottom line is that retrofitting existing homes with energy-efficient features is four to eight times more carbon- and cost-efficient than adding further energy-efficiency requirements to new housing, the study showed.

Your next renovation can be the "green" way to save some green (\$\$)!

How to Take Advantage of 2009 Tax Credits

Details on qualifying improvements will soon be available at the IRS Web site www.irs.gov/pub/irs-drop/n-06-26.pdf.

Home owners should submit the appropriate schedule forms with their tax returns and should retain records that include:

- Identification of the component
 - Make, model or other appropriate identifiers
 - Statement that the component meets the 25C standards
 - Climate zones for which the criteria are satisfied
 - A declaration that the certification statement is true
- You can find an easy list of improvements that qualify by visiting the link to this page: www.energystar.gov/taxcredits.
- Name and address of the manufacturer