



## **Sam Koerber Construction, Inc**

**[www.koerberconstruction.com](http://www.koerberconstruction.com)**

**Overall Description:** : A new green build, this home blends a modern and an historical aesthetic, finding its place in historic Montford. Along with many green features, it showcases detailed craftsmanship and a thoughtful approach that cares more about getting it right than doing it fast.

**Energy Efficiency:** The house is situated on the lot to face south and also afford a private wooded view. An all electric home with a ducted mini-split heat pump, heat pump hot water heater, and an induction stove, it is prewired and plumbed for solar hot water and pv for future installation. A highly efficient zero clearance wood stove serves as a heat source. The envelope is constructed of 2x6 walls with 9" of foam in the roof, and is airtight to 1 ach 50. CFL and LED lighting is used throughout.

**Resource Efficiency:** Locally harvested and milled white oak and poplar timbers were used in the home, as well as wood used in tongue and groove ceiling, floors, trim, and stairs. Naturally rot resistant white oak for the decking was also harvested from the site.

**Water Efficiency:** Low-flow shower heads and water efficient toilets throughout reduce the home's water use.

**Indoor Air Quality:** The choice of formaldehyde -free cabinets, vanities, and interior plywood, along with the use of low VOC paint, water based polyurethane on trim, and bona water based floor finish reduce harmful pollutants in the air. Energy efficient Panasonic fans on timers, and a Venmar Eco energy recovery ventilator (ERV) provide fresh air exchange.. A radon vent is also installed to protect air quality.

**Other Partners/Professionals involved in Project:** Architect -Michael McDonough , Bob Koerber- Sounding Board, Ben Koerber- Wood Wizard, Fran Lane- Master Carpenter, and Robbie McLucas- Realtor.