

Februaary 24<sup>th</sup> 2012

5 Year Plan for 23 Isabel Street St. Paul MN 55107.

After meeting with Steve Ubl last week we have come up with the following 5 year plan for our home.

We currently have all of the walls and ceilings gutted in the home. Our original plan for the insulating of the home was to put 1 ½ inches of spray foam on all exterior walls. Steve advised me to do some research on this topic and devise a plan. After many hours or researching, we are proposing not doing any insulation on the exterior bricks walls of the home. By adding insulation to the walls this would block out heat transfer to the bricks closest to the interior of the home, which will cause moisture to saturate the brick, increasing damage cause by the Freeze/Thaw Cycle that we experience in our climate zone. The heat transfer to the brick helps to dry them out in the colder months when the moisture is at its greatest potential. I have attached an article that describes where I got this information, which came as a recommendation when the energy squad was performing our energy audit. The brick on our home is our load bearing walls and the floor joists for the 2<sup>nd</sup> story are in the brick. If we insulate the brick the brick will most likely begin to deteriorate, and the wood will rot. We are not prepared to have our home cave in or the floors to fall out. We would like to get permission to not have any insulation added to those exterior walls because of this risk. The home is over 100 years old and it still sound, we do not want to increase any chance of deterioration. Our plan is to use the existing furring strips that are attached to the walls, and fur them out just a little more so that the build out with drywall will match up to where the walls came out before.

Before getting the Certificate of Occupancy we will get the home as air tight as possible by adding spray foam insulation around all windows and gaps that air is leaking in. We will properly weather-strip and replace some leaky exterior doors. Prior to moving in we will add insulation to the missing areas in our storage space on the 3<sup>rd</sup> floor and make sure the vapor barrier is secure. If we can avoid insulating the exterior brick walls we will then add insulation into the ceiling of the 2<sup>nd</sup> floor, to give as much air sealing to the 3<sup>rd</sup> floor storage space as we can to help with our energy envelope. Within 5 years our plan is to add 2 inches of spray foam to replace the fiberglass batt insulation in the peaked joists in the 3<sup>rd</sup> floor storage space and convert it to a habitable living space.

In the next 5-8 years we are planning on redoing all of our windows with Low E energy efficient glass to aid in helping with heat loss and will make the home more air tight as well.

For the driveway we are prepared to put down 2 strips of block to bring our parking area and driveway up to code before obtaining a certificate of occupancy.

For the exterior of the home we will address the peeling paint over the course of this summer, completing that no later than September 1<sup>st</sup> 2012.

Thank you for your time

Kristina Beedle