

Why how you build matters

A homeowner's guide to planning a home that works for you.



Kiefer Built Contemporary Ranch at twilight

A home is more than its finishes. The envelope, ventilation, heating and cooling, windows and construction details need to work together.

This guide explains the questions to ask before choosing a construction approach, and how to connect performance goals with your site, budget and daily life.

Kiefer Built Contracting - Custom homes and renovations - Northern Colorado.

Start with the whole home

A connected plan

Insulation, air sealing, windows, ventilation and mechanical equipment affect one another. A high-performance approach considers those parts together instead of choosing each in isolation.

Structural insulated panels, or SIPs, combine insulation and structural faces in an assembly. Compare the complete proposed wall or roof, including its connections, rather than treating an insulation label as the performance of a finished home. [3]

Define what success means

Discuss comfort, energy use, indoor air, maintenance and the rooms you use most. Ask which goals will be specified, how they will be evaluated and what evidence will be available at completion.

A research result or another builder's project is useful context. It is not a measured result for your future Kiefer Built home.

Plan for air and comfort

Airtightness needs ventilation

Reducing unintended air leakage should be coordinated with adequate ventilation, moisture control, source control and equipment maintenance. EPA guidance explains why ventilation and indoor pollutant sources both matter. Tight construction alone does not establish cleaner air. [1]

Read the research carefully

A peer-reviewed Austrian field study found better perceived indoor air and climate in mechanically ventilated homes. Overall health ratings were not significantly different between the groups; reported health improvement and dry eyes were more frequent with mechanical ventilation. These findings describe the studied homes, not a health outcome promised for a Kiefer Built project. [2]

Make comfort a design question

Discuss room temperatures, equipment sizing, window placement and ventilation. Ask how the chosen system will be checked. Avoid treating a material choice as a guarantee of identical comfort in every room or season.

Performance depends on the project

Energy and operating costs

Compare whole-home specifications and assumptions: climate, floor area, air sealing, windows, mechanical equipment, occupant use and energy prices. SIP industry guidance explains thermal bridging and whole-wall insulation, but does not establish a universal utility-bill reduction for a Kiefer Built home. [3]

Ask whether an energy estimate is modeled or measured, what it is compared with and which assumptions could change it. No fixed savings percentage is promised here.

Structure and weather

Wind, snow, connections, foundations and local requirements belong in the site-specific design. SIPA reports an impact test of a particular panel assembly; that test is not a universal wind-speed rating for every SIP home. [4]

Specify the actual assembly and obtain project-appropriate design information. A storm anecdote from another builder does not prove how a different home will perform.

Clear decisions before construction

Put expectations in writing

Use the first conversations to understand scope, priorities, constraints and who will make decisions. Agree what is included before comparing proposals.

Discuss the information you need to make selections and the process for changes, allowances and unexpected site conditions. Confirm how price and schedule changes will be explained and approved.

Agree communication

Ask who your main contact will be, how often updates will occur and when site visits are appropriate. Set those expectations for your project.

Your project agreement should set the update schedule, pricing terms, timelines and communication commitments.

Your project conversation

1. Explore

Share what you want to build or change, where the project is located and what matters most to your household.

2. Plan

Discuss the site, design priorities, budget range, timing and who will make decisions. Identify the questions that need more information.

3. Define the scope

Review proposed work, selections, allowances and any performance goals. Agree the scope, change process and communication expectations.

4. Coordinate construction

Discuss sequencing, access, protection, inspections and how progress or issues will be communicated.

5. Prepare for closeout

Agree the walkthrough, outstanding-item process, product information and any maintenance guidance, warranty or ongoing support included in your project.

These are discussion stages, not an additional contract or a fixed sequence promised for every project.

Is this approach right for you?

Bring your priorities

- You are considering a custom home or renovation in Northern Colorado.
- You want to understand construction choices as well as finishes.
- You want to discuss comfort, energy use and maintenance without assuming a guaranteed result.
- You value a clearly defined scope and practical communication.



A Kiefer Built great room

Compare proposals on the same scope. Ask how materials, site conditions, selections and responsibilities affect the price.

The right fit comes from an agreed project plan, not a claim to be the cheapest, most transparent or best-performing builder.

Sources and their limits

1. Public agency guidance

U.S. Environmental Protection Agency, The Inside Story: A Guide to Indoor Air Quality. Guidance on pollutant sources, ventilation and indoor air. Agency guidance; not a peer-reviewed Kiefer Built study.

[Read EPA guidance](#)

2. Peer-reviewed research

Wallner and colleagues, Health and Wellbeing of Occupants in Highly Energy Efficient Buildings: A Field Study (2017). Austrian residential research distinguishes perceived air/climate findings from overall health outcomes. [Read the study abstract](#)

3. Industry explanation

Structural Insulated Panel Association, R-Values in the Real World. Whole-wall insulation and thermal bridging; apply the actual assembly specification, not a universal savings claim. [Read SIPA insulation guidance](#)

4. Industry test reporting

SIPA, SIPs and the Hurricane Impact Missile Test (2021). Reports testing of a specific panel assembly. It does not give every SIP home the same structural rating. [Read SIPA test reporting](#)

Photographs show Kiefer Built work. They do not depict the research homes or establish measured performance for the photographed project.

Start with your questions

Tell Kiefer Built what you are planning: a custom home, renovation, commercial project or residential elevator.

Share the project location, rough budget and timing, along with the details that matter most. You do not need a finished floor plan to begin a conversation.

Contact Kiefer Built

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[Visit kbuiltco.com](https://www.kbuiltco.com)

Use these contacts to ask about a conversation or meeting. The links do not book an appointment automatically.

Kiefer Built Contracting - Windsor and Northern Colorado.