



# Understanding the ECAD Audit Form

Learn to interpret the audit and translate results into energy-saving home improvements

ARE YOU  
PREPPING TO  
BUY OR SELL  
A HOME?

IS THE HOME  
MORE THAN  
10 YEARS OLD?

HOW OLD  
IS THE AIR  
CONDITIONER?

DOES THE  
HOME FEEL  
TOO HUMID?

WANT TO  
REDUCE HOME  
ENERGY COSTS?




Apply audit findings to anticipate and manage your home's efficiency





# ECAD AUDIT: READ AND INTERPRET

## Understanding the Audit Cover Letter

 **SINGLE FAMILY** Austin City Code Chapter 6-7, June 2009  
**ECAD Energy Audit Results**

**For Residence:** 1234 N Texas ST Austin, TX **Audit Date:** 12/12/2012 **A**

Thank you for complying with the City of Austin's ECAD Ordinance, which requires homeowners to provide these energy audit results to buyers.

**SAVE THIS FORM! This ECAD audit is valid for 10 years after the audit date.**

This audit helps you identify energy efficiency improvements that could lower your monthly energy costs and make your home more comfortable. Austin Energy's Home Performance with ENERGY STAR® program offers rebates and low-interest loans that make these improvements more affordable. Before you begin making any home energy efficiency improvements, be sure to get the latest program details from [austinenergy.com](http://austinenergy.com) or by calling 512-482-5346.

**ENERGY AUDIT SUMMARY**

	Action Recommended?	Potential Annual Savings*
A. Windows and Shading	Yes	\$100
B. Attic Insulation	Yes	\$100
C. Air Infiltration and Duct Sealing	Yes	\$120
D. Heating and Cooling System Efficiency (HVAC)	Yes	\$270
<b>Total Annual Savings:</b>		<b>\$590</b>

**HOME IMPROVEMENT RECOMMENDATIONS:**

Austin Energy recommends the following actions based on the energy audit performed by Greenmon G. Greenburg of Gone Green Audits, Inc.

**D**

A. Adding shade to south-, east-, and west-facing windows reduces the heat that the Texas sun adds to your house.  
 B. Adding insulation to your attic can save you money. Look into insulating and sealing attic stairs and hatches, wall chases and openings between floors. This will prevent your house from heating up rapidly during summer and cooling down quickly during winter.  
 C. Weatherstrip your doors and seal places where pipes enter your home to prevent outdoor air leaking into your home, making it hot and humid during the summer and cold and drafty during the winter.  
 Sealing or replacing the air conditioning ductwork can reduce your electric bill and make your home more comfortable. The duct system must be properly sized and in good condition or the heating and cooling system will run longer and cool less efficiently.  
 D. Consider replacing your HVAC system with an energy-efficient model. Show the audit results to an HVAC professional, who will ensure that your heating and cooling system is right-sized and operating efficiently.

We appreciate your support of the ECAD ordinance and your efforts to make Austin the most livable city in the country.

**DISCLOSURES:** Figures are based on an estimate from the average single-family house in Austin (1800 - 2000 sq. ft.) that has made improvements through an efficiency program by Austin Energy or Texas Gas Service. Weather, equipment installation and electric usage will all affect actual savings. There is no guarantee or warranty, either expressed or implied, as to the actual effectiveness, cost or utility savings, if you choose to implement these recommendations.  
 The Energy Conservation Audit and Disclosure is not required to be included in the sales contract nor the Seller's Disclosure form (Texas Real Estate Commission), but instead is a stand-alone requirement of the City of Austin.

**SAMPLE AUDIT**

**A. Shows** date of completed audit. The audit is valid for 10 calendar years from this date.

**B. Summarizes** recommended home improvements based on audit results. These improvements correspond to Home Performance with ENERGY STAR® program offerings.

**C. Estimates** potential annual savings based on estimates for an average house; actual savings may differ.

**D. Provides** details on recommended energy efficiency improvements based on the home's specific audit results.

### DID YOU KNOW?


If you receive rebates of more than \$500 or make at least three of the recommended improvements through Home Performance with ENERGY STAR, you meet ECAD requirements for a period of 10 years.

## What is ECAD?

The Energy Conservation Audit and Disclosure (ECAD) ordinance requires home sellers to disclose comprehensive energy audit details to buyers during a real estate transaction. The ordinance applies to homes more than 10 years old, serviced by Austin Energy, within the Austin city limits. While anyone who owns a home at least 10 years old can benefit from an ECAD audit, this audit is typically completed and provided at the time of listing.

## Understanding the Audit Data

In support of the City of Austin's  
Energy Conservation Audit and Disclosure Ordinance  
Austin City Code Chapter 6-7, June 2009



### SINGLE FAMILY Energy Audit Data

**DATA SUMMARY** Submission Date: 12/12/2012

**PROPERTY**

**A** Austin Energy Electric Meter Number: 33224455      Tax Assessor's Property ID: 123456  
 Owner Name: Jane Doe      Year Built: 1995  
 Street Address: 1234 N Texas ST Austin, TX      Estimated Square Footage: 2,200  
 City, State, Zip Code: Austin, TX, 78701

**AUDITOR**

**B** Auditor: Greenmon G. Greenburg      Phone Number: 512-441-4141  
 Company Name: Gone Green Audits, Inc.      Property Audit Date: 12/12/2012

**WINDOWS & SHADING**

**C** Type(s) of Window(s): Double Pane Windows Installed  
 Type(s) of Existing Solar Shading: Solar Screens, Awnings providing shading.

**ATTIC INSULATION**

**D** Attic Insulation Type: Batts - Fiberglass      Average R-Value: 19  
 Open Chases(s): Insulate and/or seal open building chases.

**HEATING & COOLING AIR DUCT SYSTEM**

**E** HVAC SYSTEM:      Condenser:      Manufacturing Date: 1999      Estimated EER: 8  
    Furnace/AH:      Manufacturing Date: 90-05      Estimated AFUE: N/A  
    HVAC Duct Air Leakage: 80      % Leakage: 13%  
    Duct System Type(s)      Duct Board  
    Enrolled in the Austin Energy Power Partner Thermostat Program: Yes

ADDITIONAL SYSTEM:      Condenser:      Manufacturing Date: 2004      Estimated EER: 8  
    Furnace/AH:      Manufacturing Date: post-06      Estimated AFUE: N/A  
    HVAC Duct Air Leakage: 55      % Leakage: 12%  
    Duct System Type(s):      Sheet Metal  
    Enrolled in the Austin Energy Power Partner Thermostat Program: No

**AIR INFILTRATION/WEATHERIZATION**

**F** Exterior doors: weather-stripped? No weather-stripping      Attic access: weather-stripped? No weather-stripping  
 Plumbing penetrations: sealed? Plumbing Penetration Sealing Needed

**ADDITIONAL AUDIT INFORMATION**

**G** Domestic Water Heater Type(s): Standard      Fuel Type: Electric      Heater Type: Standard, Tankless  
 Type(s) of Toilet(s): 2 High Efficiency Toilet(s)

SAMPLE AUDIT

**A. Identifies** the audited property. Square footage represents actual size, not necessarily property appraisal district size.

**B. Gives** auditor contact information. Contact the auditor for more information on possible improvements or to update the audit data after improvements have been made.

**C. Lists** all types of windows and shade providers, including trees and other buildings.

**D. Details** insulation type and R-Value for entire overhead, including any cathedral ceilings. Chases are "tunnels" for the duct system, for plumbing or for wiring which should be insulated.

**E. Lists** key efficiency information and measurement for up to two HVAC systems. If more than two, see additional audit data sheets.

**F. Identifies** common locations for potential weatherization and air sealing improvements that affect the performance of the home, or identifies if those improvements are in place.

**G. Highlights** additional opportunities for energy and water efficiency improvements in the house, as applicable.

## ECAD Benefits Await You

- **Identify Hidden Opportunities** - Discover potentially hidden home management-related costs as well as opportunities for valuable home and health improvement.
- **Increase Your Home Value** - Make your house more distinct and attractive in the competitive real estate marketplace with energy efficiency upgrades.
- **Reduce Energy Bills** - Save up to 20 percent or more on monthly energy bills by implementing energy efficiency improvements through Home Performance with ENERGY STAR.



## ECAD AUDIT: Upgrade and Save

**Austin Energy customers with completed ECAD audits benefit from custom recommendations for improving home energy efficiency. These upgrades can help you save energy and money while increasing comfort and indoor air quality.**

With your custom upgrade recommendations, you can explore rebates and improvements available through Home Performance with ENERGY STAR. Attractive financing and an average of \$1,500 in rebates help cover the cost of upgrades to air conditioning and heating equipment, home weatherization measures and duct systems.

Austin Energy's Home Performance with ENERGY STAR program includes quality assurance inspections and high standards for registered contractors who can approach your home with the expertise and experience needed to make a real difference in your comfort, your health and your wallet. These registered contractors follow a whole-home approach to address:

- Underperforming air conditioning systems
- Inefficient, leaky and/or poorly designed duct work
- Inadequate attic insulation levels
- Leaks in the shell of the home around doors and plumbing fixtures
- Solar shading needs on windows

Visit [austinenergy.com/go/healthyhome](http://austinenergy.com/go/healthyhome) to access the registered contractor list or call 512-482-5346 for information on how to begin your Home Performance with ENERGY STAR upgrades.



A City of Austin program Austin Energy rebate levels and program details subject to change.

## ADDITIONAL SERVICES AND INCENTIVES FOR HOME IMPROVEMENT



### Power Partner<sup>SM</sup> Thermostat Program

Earn \$85 for each qualified Internet-connected thermostat you enroll in the Power Partner Thermostat program.

### Solar Photovoltaics (PV)

Get rebate assistance for purchased on-site PV installation, warranty and 5-year maintenance. Average system size is 6kW. Since solar equipment leases are available from third parties, often with no upfront cost, they are not eligible for Austin Energy rebates.



### Austin Energy Web App

Monitor your energy use from anywhere and receive important alerts to save on your bill. Log in by using your online City of Austin Utilities username and password at [austinenergyapp.com](http://austinenergyapp.com) today.

### Variable-Speed Pool Pump and Motor

Install a qualified variable-speed pool pump to save energy and earn a \$300 rebate.



### Instant Savings

Save while shopping for energy-efficient products at participating retailers. For a limited time, qualifying energy-saving items are eligible for instant in-store rebates at the cash register.

Look for the Austin Energy logo and "Instant Savings" on the store shelf labels. Visit [austinenergy.com/go/instantsavings](http://austinenergy.com/go/instantsavings) for a list of retailers and eligible products. Rebates vary by season.

### Texas Gas Service

Gas furnace incentives and high-efficiency tank and tankless gas water heater rebates are available to Texas Gas Service customers. Visit [texasgasservice.com](http://texasgasservice.com) or call 512-370-8243.

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[austinenergy.com/go/ecad](http://austinenergy.com/go/ecad)

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