

ECAD Energy Audit Results

For Residence: 8532 BIRMINGHAM DR AUSTIN, TX, 78748

Audit Date: 5/8/2026

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 Energy Savings 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 <https://savings.austinenergy.com/residential/offerings/home-improvements/home-energy-savings> or by calling 512-482-5346 or scanning the QR code to the right.



ENERGY AUDIT SUMMARY

	Action Recommended?	Potential Annual Savings*
A. Windows and Shading	NO	\$0.00
B. Attic Insulation	NO	\$0.00
C. Air Infiltration and Duct Sealing	NO	\$0.00
D. Heating and Cooling System Efficiency (HVAC)	NO	\$0.00
Total Annual Savings*:		\$0.00

HOME IMPROVEMENT RECOMMENDATIONS:

Austin Energy recommends the following actions based on the energy audit performed by

Jay Hill of **ADVANCED ENERGY SOLUTIONS**

- A. No windows or shading recommendations.
- B. No Attic insulation recommendations.
- C. No air infiltration or duct sealing recommendations.
- D. No heating and cooling system recommendations.

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. Weather, equipment installation and electric usage will all effect 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.*



SINGLE FAMILY

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

Energy Audit Data

DATA SUMMARY

PROPERTY

Outdoor Temperature F: 75.0

Austin Energy Electric Meter Number: 7218196

Tax Assessor's Property ID: 341511

Requestor Name:

Year Built: 1984

Service Address: 8532 BIRMINGHAM DR AUSTIN, TX, 78748

Estimated Square Footage: 1329

AUDITOR

Auditor: Jay Hill

Phone Number: (512) 565-7504

Company Name: ADVANCED ENERGY SOLUTIONS

Property Audit Date: 5/8/2026

WINDOWS & SHADING

Type(s) of Window(s): Double Pane;Low-e

Type(s) of Existing Solar Shading: Vegetation

ATTIC INSULATION

Attic Insulation Type: LF-Fiberglass & Insulsafe

Average R-Value: 22

Open Chases(s): No chases in residence.

HEATING & COOLING AIR DUCT SYSTEM

SYSTEM # 1

Condenser Manufacturing Date 2017

HVAC Duct Air Leakage 90.00

Estimated EER 11.5

% Leakage 8

Furnace/AH Manufacturing Date 2006+

Duct System Type(s) Mylar Flex

AFUE [Electric Start] 80%

Enrolled in AE Power Partner Thermostat Program No

AIR INFILTRATION / WEATHERIZATION

Exterior doors: weather-stripped? Yes

Attic access: weather-stripped? No

Plumbing penetrations: sealed? Plumbing penetration sealing needed

ADDITIONAL AUDIT INFORMATION

Domestic Water Heater Type(s): Tankless

Fuel Type: Natural Gas

Type(s) of Toilet(s): 2 High efficiency toilet(s)

PROPERTY IDENTIFICATION

County	Travis	Property ID	341511	Property Type	Single Family	Building Count	1
Meter Number	7218196			Gas Type	Austin I/S Res		
Service Address	8532 BIRMINGHAM DR AUSTIN, TX, 78748						
					Occupied By	Owner	
Year Built	1984	Foundation	Slab	Est. Sq Footage	1329	Avg. Duct Leakage (%)	8
Levels	1	Bedrooms	3	Baths	2	Fireplaces	1
Average Attic R-Value	22		Average Wall Height	9			

WINDOWS AND SHADING

Types of Windows	Double Pane;Low-e									
Types of Shading	Vegetation									
Windows	S	SW	W	NW	N	NE	E	SE	Skylight	
Needs Shade (sf ft)										
House Shape	Other				Building Front Orientation			S		

APPLIANCES & WATER HEATER

APPLIANCES (Remaining in Home)	'92 or older		'93 or newer				
Refrigerators	0		0	Pool and / or Jacuzzi Pumps	0		
Freezers	0		0	Speed	None		
Clothes Washer	0		0	Pool Pump Timers	0		
Clothes Dryers	None	0	0	Water Heaters	1		
Dish Washers		1		WH1	Tankless	Fuel 1	Natural Gas
Range/Stove/Ovens	Gas	1		WH2	None	Fuel 2	None
Inefficient Toilets (> 1.28 gal)	0			Water Heater Timers	0		
Efficient Toilets (<= 1.28 gal)	2						
MISC Lighting	Combination		Solar PV	No	Electric Vehicle Charger	No	
Sprinklers	No	Year Installed		Rainwater Collector	No		
Natural Gas Generator	No	Water Saving Devices	Some Installed				

ATTIC INSULATION & AIR INFILTRATION

Roof Type	Pitched	Roof Materials	Shingle	Roof Color	Medium	Total Attic R Value	22
Attic Insulation	Insulation Type	LF-Fiberglass & Insulsafe		Secondary Insulation Type	None		
	Square Feet	1000	Inches Deep	10.0	R Value	22	
Vaulted Ceiling Insulation	Insulation Type	No Vaulted Ceiling		Secondary Insulation Type	None		
	Square Feet		Inches Deep		R Value	0	
Cathedral Ceiling Insulation	Insulation Type	No Access					
	Square Feet		Inches Deep		R Value	0	
Attic/Knee Wall Insulation Status	None						
No	Radiant Barrier	Radiant Barrier Type		None	Chases	None	
	Plumbing Penetrations Sealed	No		Furnace & WH Closet Appropriately Sealed	No		
	# Exterior Doors	3	# Doors Weather-stripped	3	Whole House Fan	None	
	# Conditioned Stair Boxes/Hatches	0	# Insulated	0	# Weather-stripped	0	

HEATING AND COOLING

Unit # 1	Zone Description	Whole house	Duct System	Mylar Flex
	Estimated Square Footage (Zone)	1329	Duct Locations	Attic
	Cooling Type	Central Air	Duct Condition	Good
	Thermostat	WiFi	R-Value	R-6
	Condenser Mfg Year	2017	Return Air Sq In	300.0
	Estimated EER	11.5	Return Plenum Properly Sealed	Yes
	Estimated Condenser BTUs	[3.0] 36,000 BTU	Grille Type	Stamped
	Tonnage from Mfg Spec	3.0	Target CFM	1200
	Tonnage from Est Sq Ft	3	Estimated CFM	600.00
	Sqft Per Ton	443.0	Did Not Reach Pressure	False
	Heating Type	Central Heat	Pressure Test Leakage CFM	90.00
	Fuel Type	Gas	% Leakage	8
	Furnace/Air Handler Location	Outside House - Garage	Supply Air Reading	52.0
	Air Handler Type	Up Flow	Return Air Reading	74.0
	Furnance Mfg Date	2006+	Delta T	22.0
	Estimated Furnance BTUs	[3.0] 60K - 65K	AFUE	[Electric Start] 80%

NOTES & INSTRUCTIONS