



SINGLE FAMILY

Austin City Code Chapter 6-7, June 2009

ECAD Energy Audit Results

For Residence: 1811 WATERSTON AVE AUSTIN TX 78703

Audit Date: 6/8/2021

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 austinenenergy.com or by calling 512-482-5346

ENERGY AUDIT SUMMARY

	Action Recommended?	Potential Annual Savings*:
A. Windows and Shading	NO	\$0.00
B. Attic Insulation	YES	\$100.00
C. Air Infiltration and Duct Sealing	YES	\$120.00
D. Heating and Cooling System Efficiency (HVAC)	YES	\$270.00
Total Annual Savings*:		\$490.00

HOME IMPROVEMENT RECOMMENDATIONS:

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

Quincy Bishop of Austin's ECAD Specialist

- A. No windows or shading recommendations.
- B. Adding insulation to your attic can save you money. This will prevent your house from heating up rapidly during summer and cooling down quickly during winter.
- C. Sealing or replacing the air conditioning duct-work 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 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.



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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: 82.0

Austin Energy Electric Meter Number: 3149236 Tax Assessor's Property ID: 110239
Requestor Name: PENSACOLA APARTMENT GROUP LLC Year Built: 1980
Service Address: 1811 WATERSTON AVE AUSTIN, TX, 78703 Estimated Square Footage: 2045

AUDITOR

Auditor: Quincy Bishop Phone Number: (512) 584-4604
Company Name: Austin's ECAD Specialist Property Audit Date: 6/8/2021

WINDOWS & SHADING

Type(s) of Window(s): Single Pane;Double Pane;Low-e
Type(s) of Existing Solar Shading: Awnings;Vegetation

ATTIC INSULATION

Attic Insulation Type: LF-Cellulose Average R-Value: 21
Open Chases(s): No chases in residence.

HEATING & COOLING AIR DUCT SYSTEM

SYSTEM # 1 Condenser Manufacturing Date 2010 HVAC Duct Air Leakage
Estimated EER 11.5 % Leakage 80
Furnace/AH Manufacturing Date 2006+ Duct System Types(s) Duct Board;Mylar Flex
AFUE [Electric Start] 80% Enrolled in AE Power Partner Thermostat Program No

SYSTEM # 2 Condenser Manufacturing Date 2002 HVAC Duct Air Leakage 101.00
Estimated EER 9.0 % Leakage 17
Furnace/AH Manufacturing Date 1990-2005 Duct System Types(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): Standard Fuel Type: Electric
Type(s) of Toilet(s): 3+ High efficiency toilet(s)

PROPERTY IDENTIFICATION

County	Travis	Property ID	110239	Property Type		Single Family	Building Count	2
Meter Number		3149236				Gas Type	Austin I/S Res	
Service Address		1811 WATERSTON AVE AUSTIN, TX, 78703						
						Occupied By	Vacant	
Year Built	1980	Foundation	Slab	Est. Sq Footage	2045	Avg. Duct Leakage (%)		49
Levels	2	Bedrooms	4	Baths	3	Fireplaces		0
Average Attic R-Value		21	Average Wall Height		9			

WINDOWS AND SHADING

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

APPLIANCES & WATER HEATER

APPLIANCES (Remaining in Home)		'92 or older		'93 or newer				
Refrigerators		0		2	Pool and / or Jacuzzi Pumps		0	
Freezers		0		0	Speed	None		
Clothes Washer		0		1	Pool Pump Timers		0	
Clothes Dryers	Vented Electric	0		2	Water Heaters	2+		
Dish Washers			2		WH1	Standard	Fuel 1	Electric
Range/Stove/Ovens	Electric		2		WH2	Standard	Fuel 2	Electric
Inefficient Toilets (> 1.28 gal)		0				Water Heater Timers		0
Efficient Toilets (<= 1.28 gal)		3+						
MISC Lighting	Combination		Solar PV	No	Electric Vehicle Charger		No	
Sprinklers	No	Year Installed		Rainwater Collector		No		
Natural Gas Generator		No	Water Saving Devices		All Sinks/Showers			

ATTIC INSULATION & AIR INFILTRATION

Roof Type	Pitched	Roof Materials	Metal	Roof Color	Light	Total Attic R Value	21
Attic Insulation		Insulation Type	LF-Cellulose		Secondary Insulation Type		Batts-Fiberglass
		Square Feet	1725	Inches Deep	6.0	R Value	21
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	320	Inches Deep		R Value	0
Attic/Knee Wall Insulation Status			Partially Insulated				
No	Radiant Barrier	Radiant Barrier Type		None	Chases	None	
	Plumbing Penetrations Sealed		No	Furnace & WH Closet Appropriately Sealed			Yes
	# Exterior Doors	4	# Doors Weather-stripped		4	Whole House Fan	None
	# Conditioned Stair Boxes/Hatches		2	# Insulated	2	# Weather-stripped	0

HEATING AND COOLING

Unit # 1	Zone Description	Front Building	Duct System	Duct Board;Mylar Flex
	Estimated Square Footage (Zone)	1245	Duct Locations	Attic
	Cooling Type	Central Heat Pump	Duct Condition	Good
	Thermostat	WiFi	R-Value	R-6
	Condenser Mfg Year	2010	Return Air Sq In	600.0
	Estimated EER	11.5	Return Plenum Properly Sealed	Yes
	Estimated Condenser BTUs	[2.5] 30,000 BTU	Grille Type	Stamped
	Tonnage from Mfg Spec	2.5	Target CFM	1000
	Tonnage from Est Sq Ft	2	Estimated CFM	1200.00
	Sqft Per Ton	498.0	Did Not Reach Pressure	True
	Heating Type	Central Heat Pump	Pressure Test Leakage CFM	
	Fuel Type	Electric	% Leakage	80
	Furnace/Air Handler Location	Outside House - Attic	Supply Air Reading	61.0
	Air Handler Type	Horizontal	Return Air Reading	78.0
	Furnance Mfg Date	2006+	Delta T	17.0
	Estimated Furnance BTUs	[3.0] 60K - 65K	AFUE	[Electric Start] 80%
Unit # 2	Zone Description	Back Building	Duct System	Mylar Flex
	Estimated Square Footage (Zone)	800	Duct Locations	Attic
	Cooling Type	Central Heat Pump	Duct Condition	Good
	Thermostat	WiFi	R-Value	R-6
	Condenser Mfg Year	2002	Return Air Sq In	288.0
	Estimated EER	9.0	Return Plenum Properly Sealed	Yes
	Estimated Condenser BTUs	[1.5] 18,000 BTU	Grille Type	Stamped
	Tonnage from Mfg Spec	1.5	Target CFM	600
	Tonnage from Est Sq Ft	2	Estimated CFM	576.00
	Sqft Per Ton	533.3	Did Not Reach Pressure	False
	Heating Type	Central Heat Pump	Pressure Test Leakage CFM	101.00
	Fuel Type	Electric	% Leakage	17
	Furnace/Air Handler Location	Outside House - Attic	Supply Air Reading	63.0
	Air Handler Type	Horizontal	Return Air Reading	82.0
	Furnance Mfg Date	1990-2005	Delta T	19.0
	Estimated Furnance BTUs	[2.0] 50K	AFUE	[Electric Start] 80%

NOTES & INSTRUCTIONS

- If your insulation R-Value is below R-22 on attic floors or vaulted ceiling then you will or have received attic insulation recommendation on the ECAD report.
- If the duct leakage test shows more than 15% leakage or "Does not Reach Pressure" a recommendation is required. The average duct system has a total duct leakage of around 25%.
- HVAC equipment recommendation is based on the age and efficiency of the unit not whether it works or not. Any unit older than 10 years is required to receive a recommendation.
- A plumbing penetration recommendation is referring to connections between the sink and toilet that penetrate the drywall. These spots need to be caulked or spray foamed to prevent air leakage.
- Poorly weathered strip doors, windows or attic hatches may result in a recommendation for air infiltration/weatherization of the home