Homeowner, Tom

Customized Energy Audit Report

PREPARED FOR:

Tom Homeowner
1234 First Street
Anytown, OH 45050

PREPARED BY:

Clint Cravens
Building Performance Expert
Phone: 1-888-476-2010
Email: ccravens@greenstreethome.us

Dear Tom Homeowner,

We performed an energy audit at your home on July 12, 2012.

During the course of the audit, we found a number of conditions that contribute to the concerns you expressed to us. The energy audit and subsequent software modeling of your home has provided us the opportunity to present you with some recommendations that will address those concerns. During the audit process we used some fairly sophisticated equipment to assess and measure different components and systems within the structure and to assess how they interact to provide you with your current indoor environment. A couple of the tools we used in diagnosing the current conditions include the use of a blower door to measure and pinpoint leakage points throughout the home . We also used an infra-red camera to assist us in pinpointing air leakage areas and to assess the condition and existence of the insulation effectiveness in your building shell. We evaluated your current heating and cooling systems and assessed their effectiveness and efficiency. We evaluated the condition of your heating and cooling distribution system to identify any areas where improvement would be beneficial to you. Additional items that have been evaluated include appliances, lighting, water heating, thermostat settings, and other conditions which may affect the safety, comfort or efficiency of your home . The gathered information was then input into modeling software that allows us to analyze and simulate how you use your energy, assess a myriad of possible recommendations and narrow the recommendations based on the most cost effective measures that you can perform to increase the comfort, efficiency and safety of your property.

The following pages depict the information that we acquired during the energy audit. The report represents the current conditions of the home at the time of the audit. We would like to thank you for the opportunity you provided us to assess the existing conditions in order to provide improvement opportunities to you. We are hopeful that you will move forward with GreenStreet in implementing the recommendations that we have made. As you consider your next steps, please remember that using GreenStreet as your implementation partner offers many benefits. We will act as your sole point of contact for coordination and implementation of the measures and there is no additional fee for this service. Another benefit of using GreenStreet as your implementation partner is that we will perform test-out procedures on all work that is performed to assure that the work is completed in a fashion consistent with that which we expect when making the recommendations in this report.

If at any point you should have any questions about the report, any recommendations or any other information related to our work, please feel free to contact me. Thank you again for allowing us to conduct the Energy Audit.

Sincerely,

Clint Cravens
Building Performance Expert
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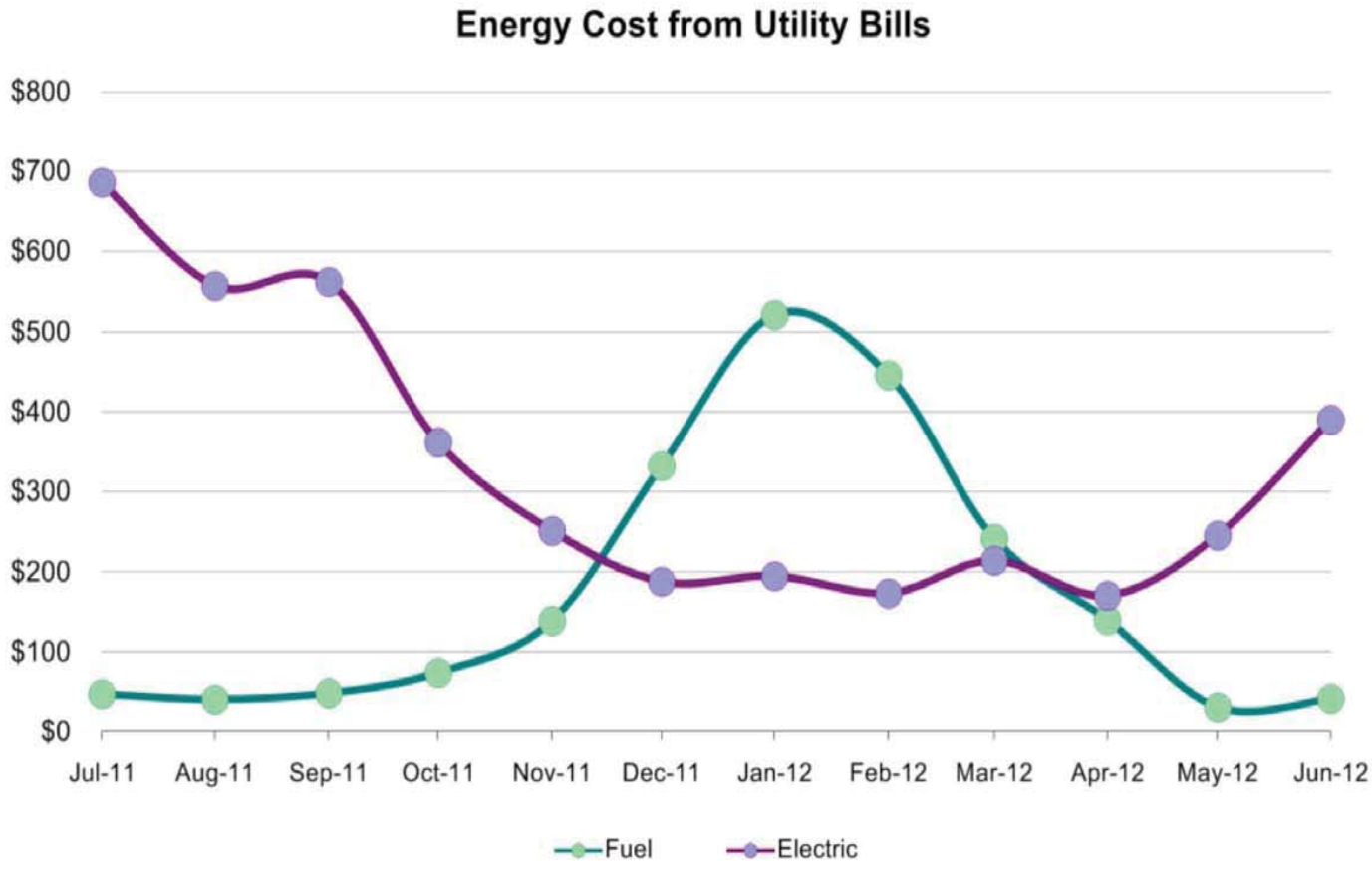
SUMMARY OF YOUR CONCERNS

During the course of the energy audit, in conversation with you, you shared with us some concerns that were of particular importance to you. This is a critical part of the audit for us as it provides us some direction in our testing and analysis to assure that we are able to provide you with reasonable solutions to conditions that are of particular importance to you. During the audit process, we paid specific attention to the building components involved so we could reach a recommendation that would address these concerns. Following are the concerns we noted along with any specific notes to assist us in providing meaningful information to you.

- **Furnace and A/C replacement** -- Customer is concerned with the age of the heating and cooling equipment. Wants to replace so they do not experience a failure at an inopportune time
- **Concerned with windows** -- Windows, especially those on the back side of home seem to intensify the summer heat and are very cold to be around in the winter. Air conditioner can't cool the house in the summer.
- **Concerned with attic insulation** -- Attic insulation is different material in different places. Some seems to be missing. Has been trampled by previous owners
- **House feels drafty**. -- Customer indicated the back rooms of the house, especially on the second floor are drafty in the winter and very warm in the summer.
- **Water heater not performing as desired** -- Master bath shower typically takes 5 to 7 minutes for water to heat up enough to take a shower
- **Inconsistent temperature on second floor** -- Tom Jr.'s bedroom requires a portable heater in winter. Tom and Jane had to purchase a heating blanket as room is very cold in winter. Also is the warmest room in the house during summer.

YOUR HOME'S MONTHLY ENERGY COSTS

This graph of your electrical and fuel usage shows how changes in energy usage vary with changes in the weather.



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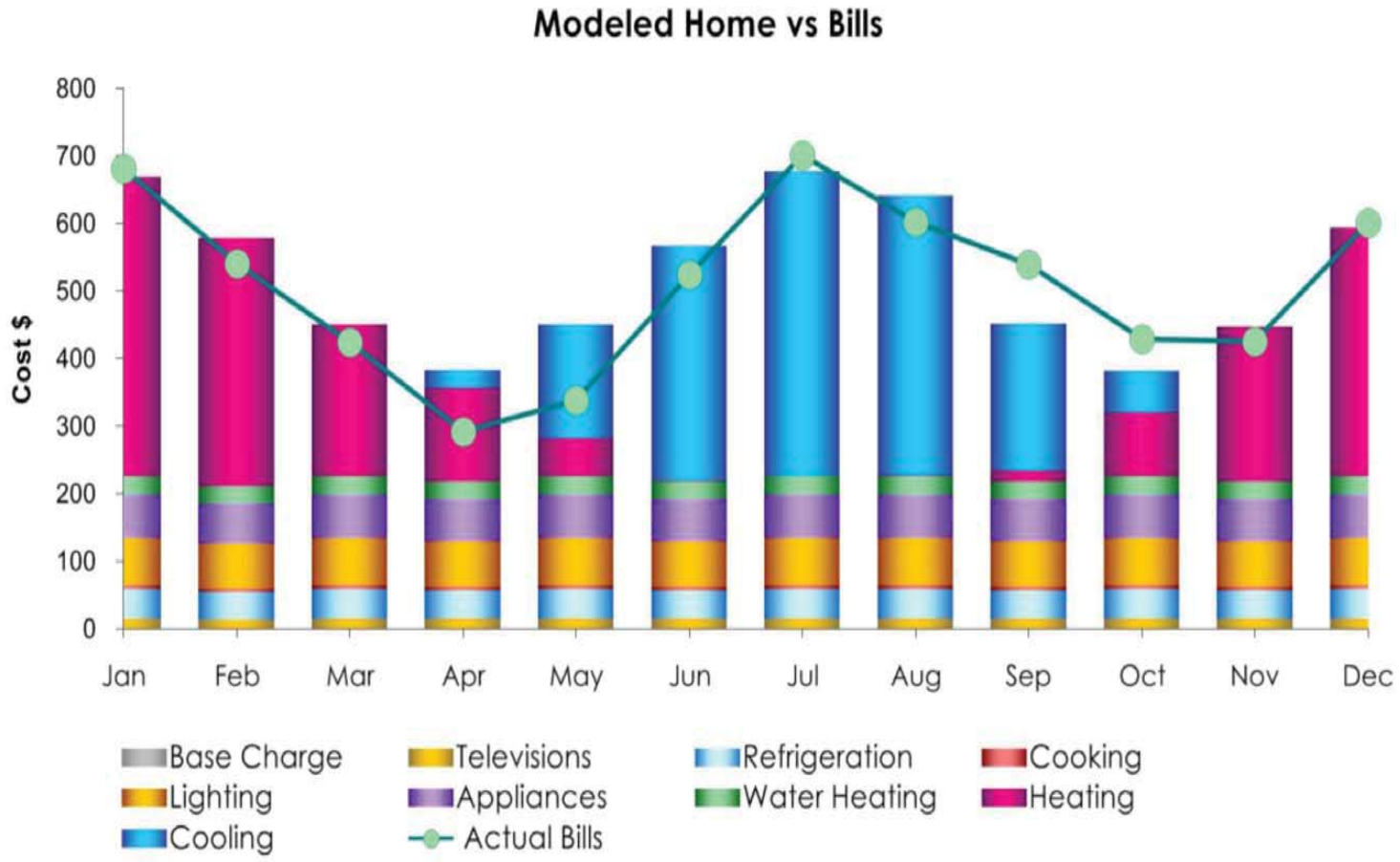
As part of our audit process we create a software model of your home. We then use the utility information that you have provided to synchronize the model we created to the utility information to assure that our model is a realistic portrayal of how you use energy. The graph below depicts the breakdown of your energy consumption by category as we have recorded that information from the audit into our model. The line graph overlying the bars represents your utility costs. This graph depicts the overall energy usage including both fuel and electricity (if applicable).



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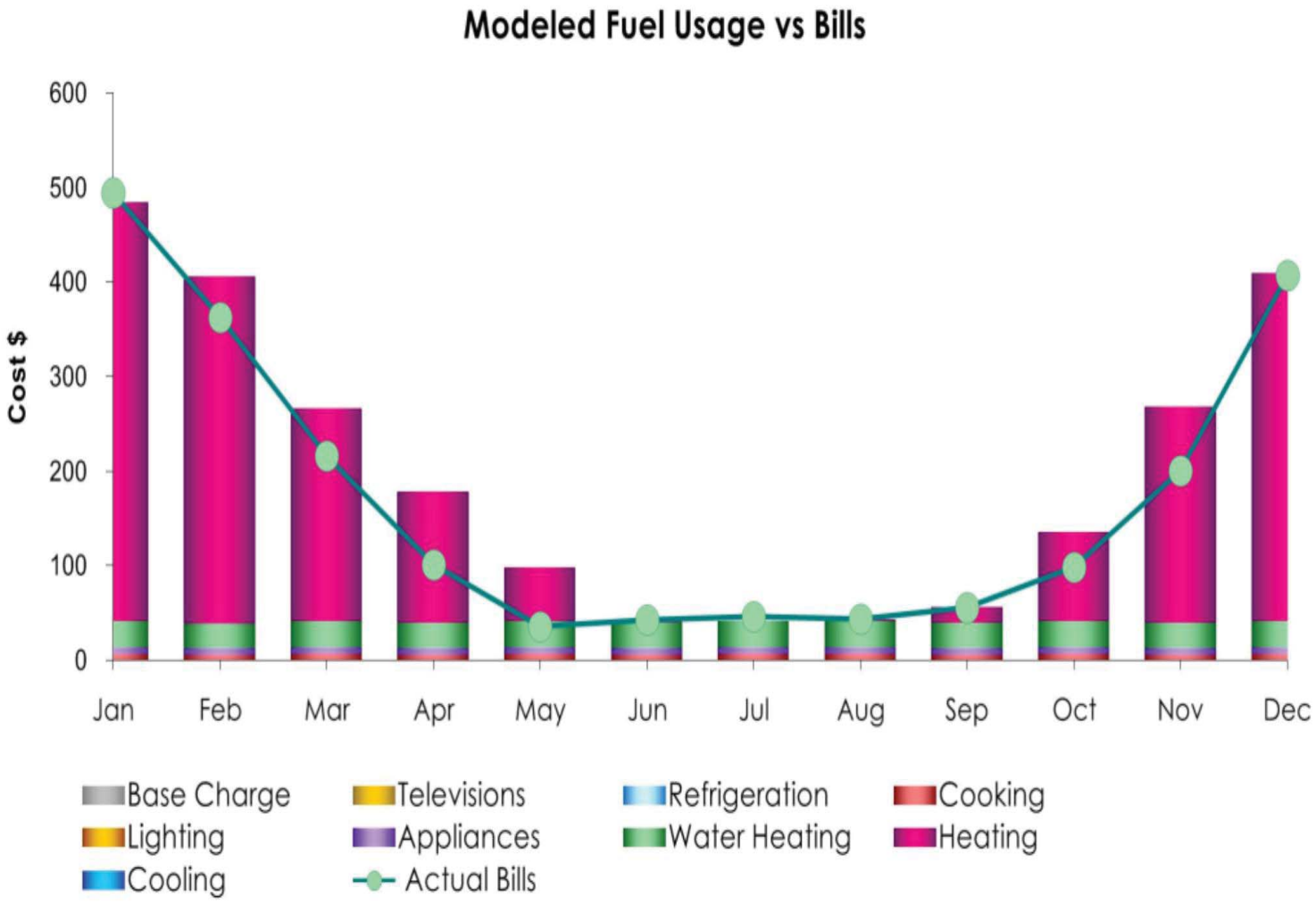
The graph below represents your fuel bills and the estimated allocation of the dollars spent on fuel by category.



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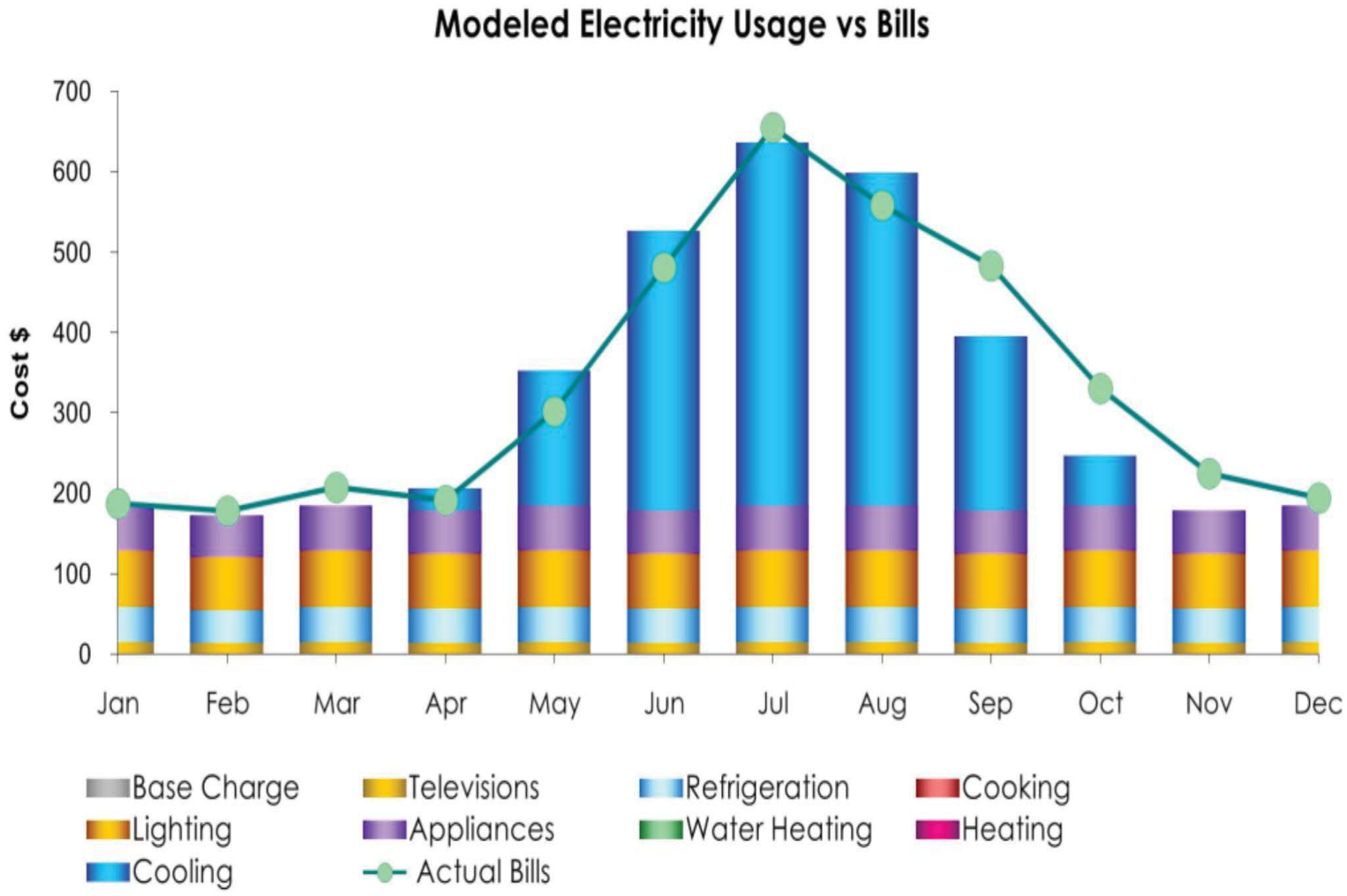
The graph below represents your fuel bills and the estimated allocation of the dollars spent on electricity by category.



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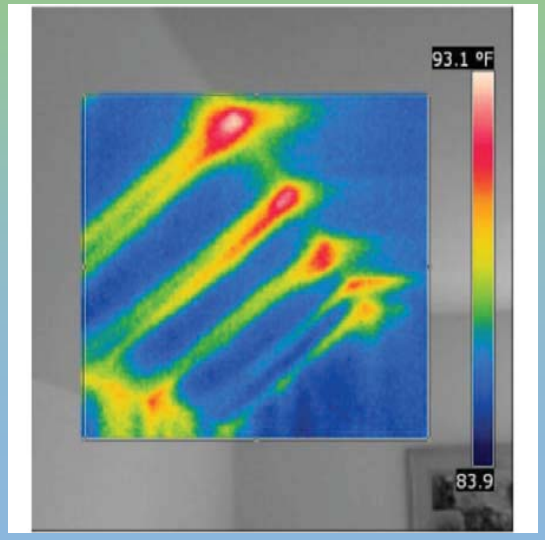
CORE VALUES: BE COMFORTABLE

Gaps in insulation, air leakage, and air infiltration all contribute to a drafty and uncomfortable home.

SEAL AIR LEAKS

The yellow and red areas in this infrared photo indicate attic air migrating into the conditioned living space. Air sealing and insulating attic, walls, and basement areas increase home comfort.

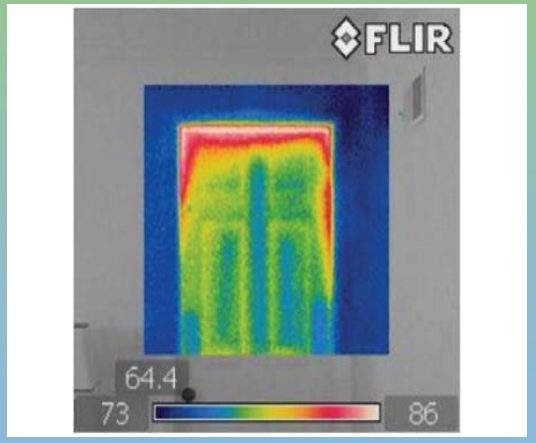


SEAL OUT OUTSIDE AIR

Leaky homes use up to 30% more energy than well-sealed homes. The open "chase" depicted below allows significant attic air and heat (in the summer) to enter into the conditioned living area making it difficult to keep a comfortable indoor environment.

SEAL IN INSIDE AIR

When cooled or heated air leaves the home and is replaced by outside air, the new air must be reconditioned. It is most effective to start by sealing areas at the high and low points of the home. The entry door below shows significant migration of outside air into the home.



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CORE VALUES: BE SAFE

A recent EPA study showed that the average American home has worse air quality than our most polluted cities, and the air quality in homes is the fifth worst environmental problem in our country. Home air can include chemical contaminants, molds, bacteria, viruses, and gases leading to a variety of health issues

VENTILATION

A tight home, with regulated and filtered ventilation and humidity is a healthy and safe home. Your home's air tightness was tested with a blower door test. The below picture reflects a disconnected flue vent from the furnace. This condition was repaired during the audit once identified.

COMBUSTION SAFETY

If the exhaust from a furnace, water heater or fireplace is allowed to stay in the home, it will create a health and safety issue for the occupants. Carbon monoxide detectors save lives and are recommended near combustion appliances and outside of every sleeping area.

OTHER SAFETY CONCERNS

A leaking duct system can create serious safety problems in a home. These include pressure imbalances that reverse the flow of deadly flue gasses and introduce them into the home.

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CORE VALUES: BE ACTIVE

The average annual cost to operate a home is $2,300. A basic energy retrofit package can reduce a home's energy use by 30-40%, resulting in savings of up to $920 per year.

ZERO COST SOLUTIONS

- Use a programmable thermostat. Turn down your heat when not at home.
- Wash clothes in cold water and let them air dry.
- Eliminate “Phantom Loads” by turning off electronics when not in use.
- Clean your refrigerator’s coils every six months. Use jugs of water to fill unused space.
- Use the Light or Water Miser setting on your dish washer and turn off heated drying.
- Turn off your lights when not in use.

INCENTIVES

Check into Federal, State, and local incentives.

Visit www.**dsireusa**.org and click on your state.

LOW COST SOLUTIONS

- Switch to compact flourescent bulbs.
- Run ceiling fans counter-clockwise in the winter.
- Replace furnace filters every three months.
- Plug air leaks around doors and windows.
- Wrap your hot water heater and hot water pipes.

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YOUR ATTIC AND CEILING INSULATION

The effectiveness of insulation is based on its “R-Value”, the standard measure of thermal resistance. Higher R-Value results in slower heat loss, lower heating bills, and a more comfortable and greener home. Attic insulation is almost always the first priority in terms of a practical, cost-effective improvement to a home. Installing the right amount of attic insulation (typically a minimum of R-38 but often R-50) is a key to reducing heating and cooling costs.

ATTIC:	ACTION:	**SAVE:**
Type: fiberglass Depth: 5.5 in. R-Value: 13	Replace Type: cellulose Depth: 15.3 in. R-Value: 49	an estimated 3.4% on your energy use.

CEILING:	ACTION:	**SAVE:**
Type: fiberglass Depth: 6 in R-Value: 16	Install Dense Pack cellulose into vaulted ceiling cavity to increase R value to R-30	an estimated 2.2% on your energy use.

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YOUR WALL AND FLOOR INSULATION

Insulating the sidewalls of a home will accomplish three critical goals -- reduce heat loss and gain resulting in lower energy use, reduce air infiltration, and keep walls closer to the range of optimal comfort.

WALLS:	ACTION:	**SAVE:**
Type: fiberglass Depth: 3.5 in. R-Value: 9.45	No improvement has been selected.	

FLOORS:	ACTION:	**SAVE:**
Kitchen Floor over crawl space: Type: None Depth: 0 R-Value: R-0	Seal and insulate kitchen floor Type: Fiberglass Batt Depth: 10” R-Value: R-30	an estimated 1.8% on your energy use.

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YOUR FOUNDATION INSULATION

Exposed concrete or masonry wall systems lose a great deal of energy during the heating season. The below-grade portion of the wall also loses large amounts of energy. Insulating the basement walls, slab, and crawl space will prevent most of this heat loss.

BASEMENT:	ACTION: No improvement has been selected.	**SAVE:**
SLAB: Your house does not have a slab.	ACTION:	

Your house has a crawl space. Type: Uninsulated Depth:0 in. R-Value: 0 Floor: Dirt Moisture Barrier: NO	ACTION Install moisture barrier on crawl space floor	**SAVE:** Decrease moisture migration into living area

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LEAKAGE & AIR INFILTRATION

Leaky homes use up to 30% more energy than well-sealed homes. Air sealing a home is one of the most cost-effective means of reducing energy use, improving comfort and enhancing indoor air quality.

INFILTRATION: Current CFM50: 5,533 (cubic feet / minute at 50 Pascals)	ACTION: Target Improvement: 25% Leakage Reduction	**SAVE:** an estimated 12.6% on your energy use.
VENTILATION: No system found	ACTION: No improvement has been selected.	

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YOUR WINDOWS AND DOORS

Old and inefficient windows and doors, along with poor air sealing and insulation, are often the key reasons your home is uncomfortable and less energy efficient. They work together to create a tight building envelope that greatly enhances the performance of your home.

WINDOWS:	ACTION:	**SAVE:**
Type: wood frame Glazing: double-pane Low-E coating	Type: vinyl frame Glazing: triple-pane w/Argon and Low-E coating	an estimated 0.5% on your energy use

DOORS:	ACTION:	**SAVE:**
Door 1: wood, U-Value: 0.46 Door 2: wood, U-Value: 0.46	Door 1: fiberglass, U-Value: 0.21 Door 2: Steel, U-Value: 0.21	an estimated 0.5% on your energy use.

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YOUR HEATING AND AIR CONDITIONING

Heating and cooling accounts for 56% of a typical home's energy use, making it the largest energy expense of most homes. A properly sized HVAC system is designed to provide heat comfortably and efficiently to a home. Heating systems are commonly oversized, resulting in energy waste, short cycling, reduced equipment life, maintenance issues, air quality issues, and discomfort.

HEATING:	ACTION:	**SAVE:**
Type: furnace Fuel: gas Efficiency: 82% AFUE	Type: furnace Fuel: gas Efficiency: 97% AFUE	

COOLING:	ACTION:	**SAVE:**
Type: central air conditioning Efficiency: 8.0 SEER	Type: central air conditioning Efficiency: 16.0 SEER	

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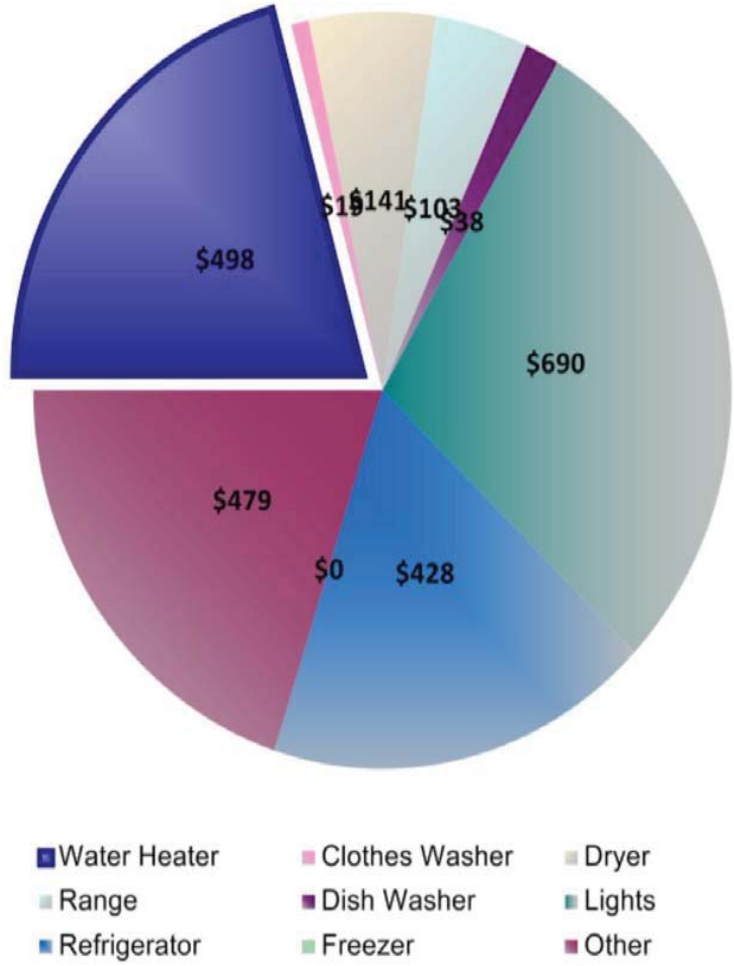
WATER HEATING

Conventional storage water heaters are the most common type of residential hot water system. High efficiency, sealed combustion units are achieving 90% - 96% thermal efficiency versus 80% efficiency for standard units.

DOMESTIC HOT WATER:	ACTION:	**SAVE:**
Type: conventional water heater Fuel Type: Gas Efficiency: 56% Temp: 140 °F	Temp: 120 °F Type: High Efficiency water heater Fuel Type: Gas Efficiency: 98%	an estimated 6.4% on your energy use.



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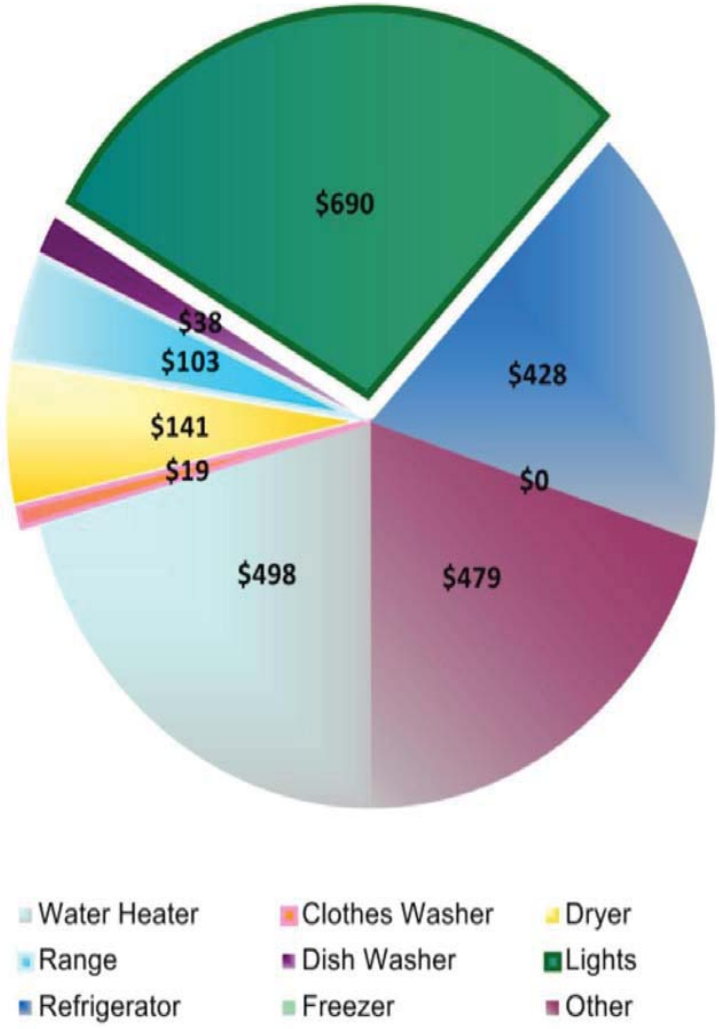
LIGHTING AND APPLIANCE USAGE

Roughly 5-10% of an average household's energy is used for lighting. It is estimated that that a household with 30 light bulbs used for 5 hours a day can save $575.00 annually on energy bills just by swapping out incandescent bulbs for CFL's.

LIGHTING:	ACTION:	**SAVE:**
CFL Bulbs: 5 Incandescent Bulbs: 96	CFL Bulbs: 51 LED Bulbs: 18 Incandescent Bulbs: 32	an estimated 3.7% on your energy use.

USAGE:	ACTION:	**SAVE:**
Dish washer: 100% Clothes washer: 100% Clothes dryer: 100% Range/Stove: 100% Other: 100%	No improvement has been selected.	



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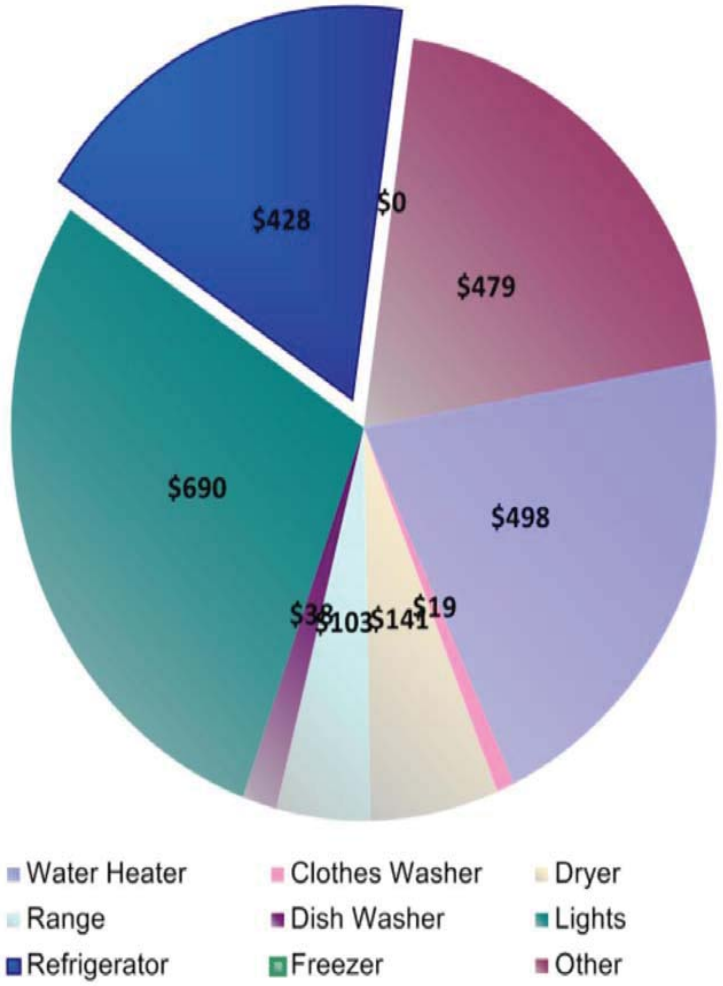
APPLIANCES: REFRIGERATOR AND FREEZER

Replacing old appliances like refrigerators, washers and dryers, for newer Energy Star qualified models can reduce your energy usage by 10-50%.

REFRIGERATOR:	ACTION:	SAVE:
Refrigerator Count: 3 Base Energy Use: 3,102 kWh/year	No improvement has been selected.	

FREEZER:	ACTION:	SAVE:
Your house does not have a stand-alone freezer.		



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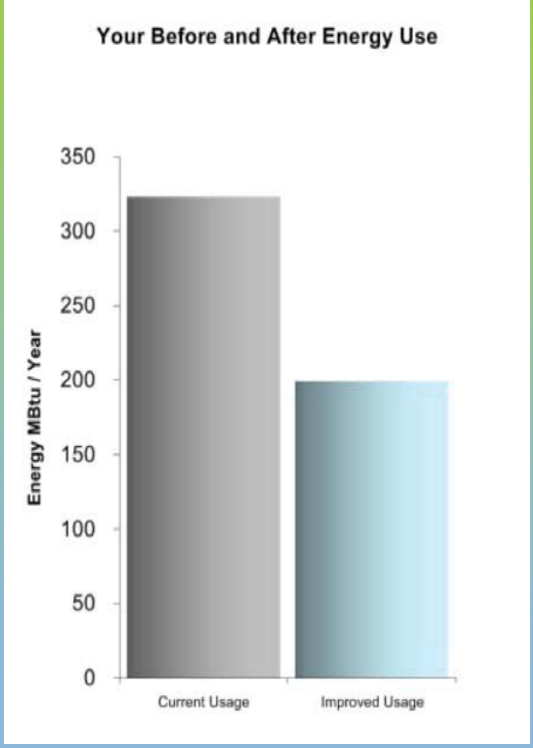
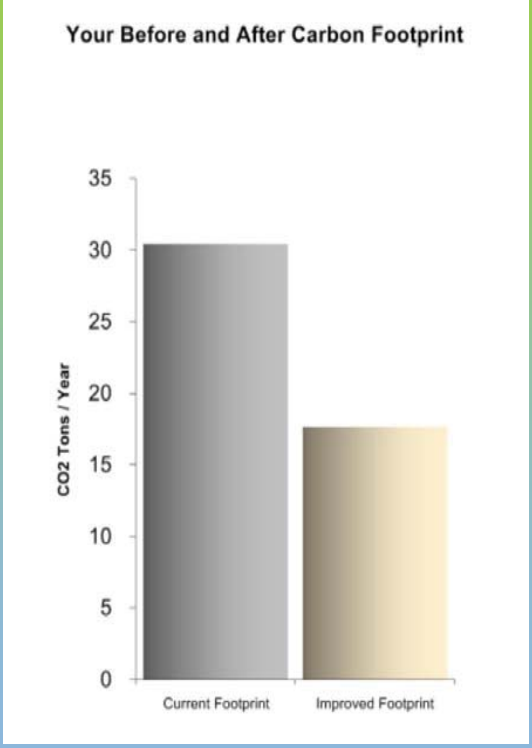
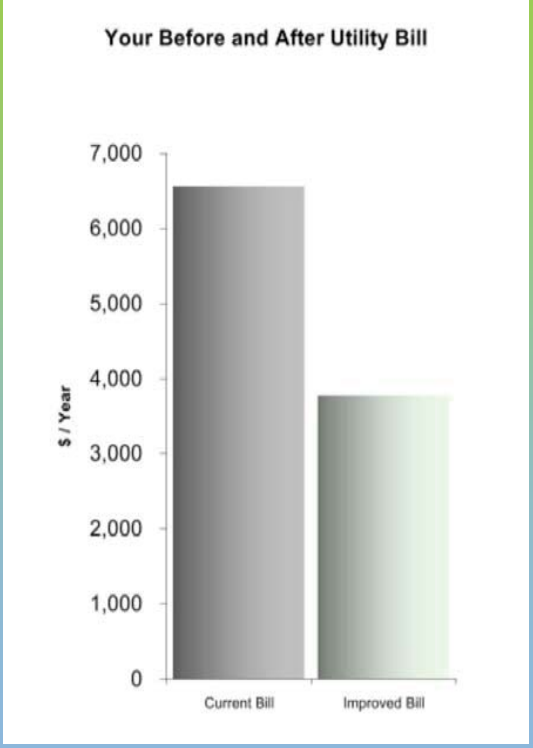
INSPECTION SUMMARY

View the results of the proposed energy improvement in these three charts, which show estimates of the energy saved, your reduced carbon footprint, and the savings in your utility bills.







*Energy savings estimates are based on typical year and assume building and usage characteristics. Savings may vary depending on building usage, weather, and building characteristics.

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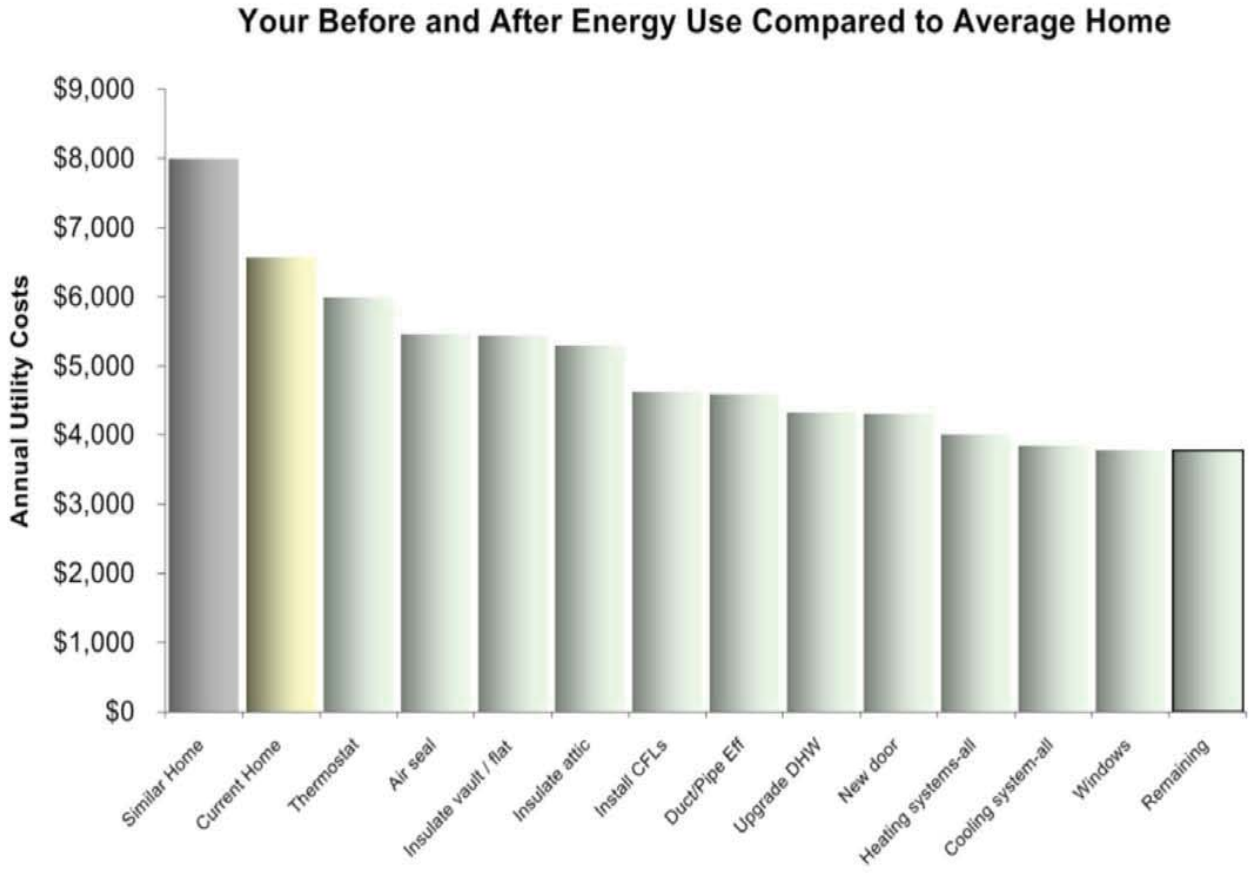
YOUR HOME'S ENERGY USE DECREASES WITH EACH IMPROVEMENT

This chart shows your current energy use (323 MBtu) and the amount it will decrease as each improvement is made in your home. The left-most bars compare your home's usage to a similar home in your area. If you were to complete all of the improvements suggested in the options package, your energy usage would be reduced by over 38% and is shown in the right-most bar on the graph. With this reduction, your use would be approximately 51% of that used in a similar home near you.



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YOUR OPPORTUNITIES

The following lists the details of implementing the recommendations for improving the safety, efficiency and comfort of your home.

Improvements	Base	Improved	Selected Energy Improvements	% Energy Saved	Save Year 1
Insulate attic	R=13.1	R=49.0	Increase attic insulation and coverage to save energy and increase comfort.	3.4%	$140
Insulate ceiling	R=16.2	R=30.0	Improve vault or flat roof insulation to save energy and increase comfort.	0.6%	$25
Air seal	5533 CFM	4703 CFM	Reduce air leaks and weatherstrip doors to save energy and increase comfort.	12.6%	$527
New doors	U=0.46	U=0.21	Add storm door(s) or install new door(s) to save energy and increase comfort.	0.5%	$19
Windows	U=0.56 SHGC=.31	U=0.35 SHGC=.52	Replace windows on south orientation of home to save energy and increase comfort.	1.9%	$103
Insulate floor	R=0.0	R=30.0	Insulate your kitchen floor over crawl space to save energy and increase comfort.	1.1%	$112
Thermostat	71 Deg.	68 Deg.	Install a programmable thermostat or increase your temperature setback to save energy.	2.9%	$572
Duct/Pipe Eff	Eff.=71%	Eff.=94%	Seal or insulate your ducts or boiler pipes to save energy.	0.7%	$44
Heating systems	Eff.=82%	Eff.=96%	Improve the efficiency of your heating system to save energy and improve safety.	4.4%	$295
Cooling system	8.0 SEER	16.0 SEER	Improve the efficiency of your cooling system to save energy.	1.3%	$164
Upgrade Lighting	5% (5 / 101)	72% (69 / 101)	Replace other incandescent lights with Higher efficiency lighting options to save energy and replacement costs.	3.7%	$570
Refrigerator	3,102 kWh	1,281 kWh	Replace your old refrigerator(s) with more efficient refrigerator(s) to save energy.	0.8%	$214
DHW temp	140 Deg.	120 Deg.	Lower your hot water temperature to reduce energy losses and increase safety.	0.5%	$22
Upgrade DHW	EF = .56	EF = .89	Improve the efficiency of your water heating system to save energy.	6.4%	$272

YOUR IMPROVEMENT PACKAGE BENEFITS

RECOMMENDATIONS FOR YOUR HOME	THERM SAVED	KWH SAVED	PAYBACK	SAFETY	AIR QUALITY
Increase attic insulation and coverage	112	53	✓	✓	
Improve vault insulation	20	11	✓	✓	
Reduce air leaks and weatherstrip doors	412	127	✓	✓	✓
Install Crawl Space Moisture barrier	58	63	✓	✓	✓
Add storm door(s) or install new door(s)	15	11	✓	✓	
Add storm windows or install new windows	68	190	✓	✓	✓
Install a programmable thermostat	71	4,828	✓	✓	
Seal or insulate your ducts	22	23	✓	✓	✓
Improve your heating system	101	1,172	✓	✓	✓
Improve your cooling system	-	1,191	✓	✓	
Lighting Upgrade	67	5,500	✓		
Improve your water heater	206	-	✓		

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Everyday Energy Savers

The average annual cost to operate a home is $2,300. A basic energy retrofit package can reduce a home's energy use by 30-40%, resulting in savings of up to $920 per year. Simple inexpensive actions such as those listed below can help you reduce your energy bills, increase your comfort and extend the life of your equipment.

Maintain Your HVAC System

If your HVAC system is trying to circulate air through dirty filters, it works harder and costs you more to heat or cool your home.

Change or clean 1" filters monthly - or at least every three months. Change or clean 4" pleated filters every 6 months - or as recommended by the manufacturer.

Clean filters will make it easier on your heating and cooling system and will even make the air in your home cleaner and healthier for your family.

Don't ignore HVAC system maintenance. Servicing your heating and cooling system every one or two years can cut your bills by 3% to 10%.

Keep your outside air conditioning unit free and clear of shrubbery and landscaping allowing a clear path for the unit to disperse the heat.

Use Power Strips

Even when they are turned "off," many products are still using energy. Plug all of these devices into power strips or surge protectors, and when not in use, simply flip the switch on each strip to deactivate everything at once.

Turn off your computer and monitor when you are not using them or assure that you have engaged the power saving features on your computer and printer.

Replace Standard Bulbs with CFLs

Standard incandescent light bulbs use more than 90% of their energy to generate heat, not light. An ENERGY STAR compact fluorescent bulb (CFL) is one of the most energy efficient of all light bulbs, using 75% less energy and lasting up to 10 times longer than an incandescent bulb. Replacing an incandescent bulb with a CFL can save about $30 or more in electricity costs over the bulb's lifetime.

Adjust Ceiling Fan Settings

This winter, set your fan settings to "low," and set the fan to turn clockwise to pull warm air from the ceiling back towards the floor.

In the summer, the fan should turn counterclockwise to keep air moving across your skin, keeping you more comfortable through evaporative cooling. This will enable you to turn up your thermostats a few degrees in summer to save on cooling costs without over heating.

Remember to turn off the fan when you are not in the room, because fans cool people, not rooms. Replace the fan's incandescent bulbs with CFL's if possible.

When shopping for a new fan keep in mind that ENERGY STAR fans circulate air up to 20% more efficiently than conventional models, and select models with Energy Star lighting as well.

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	Improvement	Total Cost	Incentive #1	Annual Savings
☐ Accept ☐ Decline	**Insulate attic**	$XXX.XX	$XXX.XX	$ 140.41

- Attic Area Cavity Insulation - R-49 Cellulose, Loose Blown
- Increase attic insulation and coverage to save energy and increase comfort.
- Bring attic insulation level to 15 inches using a blown in loose fill cellulose product to achieve the DOE recommended attic R value of R-49 for your geographic location
- Energy Star rated
- Increase comfort
- Reduce heating and cooling load
- Reduce utility bills

This information does not constitute any warranty of energy cost or savings.

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Clint Cravens

Prices valid for 30 days

		Improvement	Total Cost	Incentive #1	Annual Savings
		• Reduce Carbon Footprint			
☐	☐	**Insulate Other** • Ceiling Area Cavity Insul. - Cellulose dense pack ; Kitchen Floor Area - Fiberglass Batt • Improve vault or flat roof insulation to save energy and increase comfort. • Bring vault or ceiling insulation level to 9.5 inches using a blown in dense pack cellulose product to achieve R value of R-30 in vaulted ceiling cavity. Air seal kitchen subfloor and install R-30 fiberglass batt insulation • Energy Star rated • Increase comfort in home • Reduce drafts in home • Reduce heating and cooling load • Reduce utility bills • Reduce carbon footprint	$XXX.XX	$XXX.XX	$ 137.48
Accept	Decline				
☐	☐	**Air Seal / Moisture Barrier** • Air Sealing Attic Rim Joists, Attic Chases, Plumbing penetrations, Basement Rim Joist	$XXX.XX	$XXX.XX	$ 526.72
Accept	**Decline**				

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	Improvement	Total Cost	Incentive #1	Annual Savings
	• Install 10 mil moisture barrier in crawl floor under kitchen • Air seal at all accessible locations causing connectivity to conditioned living space using appropriate blocking and foam materials • Energy Star rated • Increase comfort in home • Reduce drafts in home • Reduce utility bills • Reduce carbon footprint			
☐ Accept ☐ Decline	**New door** • Garage to inside home door - Fiberglass, Opaque, U-Value: 0.21 no window Exterior Garage Entry Door - Steel Insulated, Opaque, U-Value: 0.21 no window • Add storm door(s) or install new door(s) to save energy and increase comfort. • Energy Star rated • Increase comfort in home	$XXX.XX	$XXX.XX	$ 18.55

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	Improvement	Total Cost	Incentive #1	Annual Savings
	• Reduce drafts in home • Reduce heating and cooling load • Increase safety and security			
Accept ☐ Decline ☐	**Windows** • South orientation window replacement - triple pane, Low-E coating on 3 panes, lifetime warranty, double hung • Energy Star rated • Increase comfort • Reduce heating and cooling load • Reduce utility bills • Increase safety and security	$XXX.XX	$XXX.XX	$ 102.72
Accept ☐ Decline ☐	**Thermostat** • Install wi-fi enabled programmable thermostat with access from iphone app and web enabled control • Energy Star rated	$XXX.XX	$XXX.XX	$ 571.77

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		Improvement	Total Cost	Incentive #1	Annual Savings
		• Increase comfort in home • Control heating and air conditioning settings remotely • Reduce utility bills			
☐ Accept	☐ Decline	**Duct/Pipe Eff** • Duct Sealing and Insulation • Insulate exposed Supply and Return ductwork running in unconditioned areas of home • Increase comfort • Reduce utility bills • Improve air flow through home • Equalize temperatures through the home	$XXX.XX	$XXX.XX	$ 31.67
☐ Accept	☐ Decline	**Heating systems** • Improved Heating and Air Conditioning System • Install Multi stage variable speed 100,000 BTU natural gas furnace and 16 SEER matching two stage A/C unit	$XXX.XX	XXX.XX	$ 294.53

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		Improvement	Total Cost	Incentive #1	Annual Savings
		• Energy Star rated  • Increase comfort in home • Reduce utility bills • Reduce carbon footprint • Equalize inconsistent temperatures throughout the home			
☐ Accept	☐ Decline	**Lighting Improvement** • Replace open fixture bulbs with specialty globe, a-19 and candelabra cfl bulbs • Install LED floodlights in existing cannister light fixtures • Energy Star rated  • Reduce utility bills • Reduce carbon footprint	$XXX.XX	$XXX.XX	$ 569.58
☐ Accept	☐ Decline	**Upgrade DHW**	$XXX.XX	$XXX.XX	$ 271.81

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Improvement	Total Cost	Incentive #1	Annual Savings
• Upgrade to 50 gallon high efficiency direct vent natural gas water heater • Energy Star rated • Reduce utility bills • Reduce carbon footprint			
Total + Added Items	$XXXX.XX	$XXXX.XX	

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