

# Walking the Home Performance Talk

Homeowners: Ed Thomas (UEF) and Tiger Adolf (BPI)  
 General Contractor: David Price (Synergy)

## The Home

- Built in 2000
- Foreclosure: Vacant for 2 Years
- 2-story stucco with 4 bedrooms with 3 baths and 2-car garage, slab on grade
- 2,779 square feet conditioned space
- Occupied by 2 adults who travel frequently for business
- \$165 a month in average, combined electric and gas utility bills (totally annually almost \$1,473 in electricity and almost \$506 in gas)
- Flipper Upgrades: Sod, Paint, Flooring



## The Findings (Test-in)

- Poor insulation (averaged R-9, R-0 over master bedroom; flue blocking nonexistent)
- Ducts undersized, under-insulated (R-4)
- High Duct Leakage (46% Up, 57% down)
- Dual 80% Furnaces, 9.7 SEER AC (single-speed motors)
- Poorly constructed panned-in ducts downstairs
- Disconnected water heater flue near master bedroom
- Furnace near master bedroom failed CAZ test
- Infiltration, 2,555 CFM50 (0.26 AChn) (fairly tight)
- Mixed can lights and bulbs



## The Project – Completed 2/8/13

- Increase insulation to R-49, insulate and gasket attic hatches
- Upgrade bath fans, install laundry Whisper Green humidistat
- Replaced 20 can lights with sealed, dimmable LED fixtures (not included in modeled energy savings)
- HVAC: Trane 97% sealed combustion modulating furnace; 16 SEER AC with ECM motor; internet enabled t-stat
- Replace duct with Rigid flex R-12, deep buried; seal all ductwork (<5% up; 12% down)
- Rheem 94% condensing tankless water heater with D'Mand recirculating pump and thermostat shower valve
- Enroll in PG&E Smart AC Program
- Modeled Energy Savings: 32.57% savings (not counting LED lights)
- \$3,000 Rebate; Project Cost (for rebate purposes) \$26,505



## The Open House

- Earth Day: April 20, 2013 – 10:00 a.m. to 2:00 p.m.
- Synergy delivered fliers to every home in neighborhood
- Ed and Tiger announced and invited two neighborhood chat groups
- About 30 people attended
- “Workshops” in garage, kitchen, and laundry room
- Special offers for attendees
- Project photos rotating on big screen TV
- Scheduled one audit on the spot (across the street)
- Prepared with financing options/discussion
- Energy Upgrade California collateral handed out
- Results: Anecdotally our bills are less than 1/3 of our neighbors

**Energy Savings Open House**  
 www.synergycompanies.org/news/home-energy-upgrade-open-house

**Rebate Approval Notification**

Company Information:  
 ENERGY COMPANIES  
 2846 SATELLITE STREET  
 HAYWARD, CALIFORNIA 94541

Site Contractor:  
 SYNERGY

Rebate Recipients Name: THOMAS ADOLF  
 Property Address of Upgrade: 3205 GRANSTON DRIVE  
 Project ID: CA\_149201

Final Paid Rebate Amount: \$3,000.00  
 Modeled Energy Savings: 32.57%  
 Type of Building (Quality): 2000  
 Final Project Cost: \$26505.00  
 Date of Approval: 03/14/2013 05:15:48

**Total Bills (\$)**

Date	Total Bills (\$)
1/27/2013	1400
2/3/2013	1400
2/10/2013	1400
2/17/2013	1400
2/24/2013	1400
3/3/2013	1400
3/10/2013	1400
3/17/2013	1400
3/24/2013	1400
3/31/2013	1400
4/7/2013	1400