

ECAD Energy Audit Results

For Residence: 5605 MC CARTY LN AUSTIN, TX, 78749

Audit Date: 5/28/2026

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)	YES	\$270.00
Total Annual Savings*:		\$270.00

HOME IMPROVEMENT RECOMMENDATIONS:

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

• Vance Acker of Green Leaf Energy LLC •

- A. No windows or shading recommendations.
- B. No Attic insulation recommendations.
- C. No air infiltration or duct sealing recommendations.
- 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. 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: 76.0

Austin Energy Electric Meter Number: 8012785

Tax Assessor's Property ID: 311512

Requestor Name:

Year Built: 2006

Service Address: 5605 MC CARTY LN AUSTIN, TX, 78749

Estimated Square Footage: 2222

AUDITOR

Auditor: Vance Acker

Phone Number: (512) 922-7522

Company Name: Green Leaf Energy LLC

Property Audit Date: 5/28/2026

WINDOWS & SHADING

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

Type(s) of Existing Solar Shading: Awnings;Vegetation

ATTIC INSULATION

Attic Insulation Type: Spray-Open Cell Foam

Average R-Value: 25

Open Chases(s): No chases in residence.

HEATING & COOLING AIR DUCT SYSTEM

SYSTEM # 1

Condenser Manufacturing Date 2018

HVAC Duct Air Leakage 90.00

Estimated EER 11.5

% Leakage 11

Furnace/AH Manufacturing Date 2006+

Duct System Types(s) Sheet Metal

AFUE None

Enrolled in AE Power Partner Thermostat Program No

SYSTEM # 2

Condenser Manufacturing Date 2006

HVAC Duct Air Leakage 75.00

Estimated EER 11.5

% Leakage 13

Furnace/AH Manufacturing Date 2006+

Duct System Types(s) Sheet Metal

AFUE None

Enrolled in AE Power Partner Thermostat Program No

SYSTEM # 3

Condenser Manufacturing Date 2024

HVAC Duct Air Leakage 55.00

Estimated EER 11.5

% Leakage 9

Furnace/AH Manufacturing Date 2006+

Duct System Types(s) Sheet Metal

AFUE None

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 penetrations are sealed

ADDITIONAL AUDIT INFORMATION

Domestic Water Heater Type(s): [Standard](#)

Fuel Type: [Electric](#)

Type(s) of Toilet(s): [3+ Low efficiency toilet\(s\)](#), [1 High efficiency toilet\(s\)](#)

PROPERTY IDENTIFICATION

County	Travis	Property ID	311512	Property Type	Single Family	Building Count	1
Meter Number	8012785			Gas Type	None		
Service Address	5605 MC CARTY LN AUSTIN, TX, 78749						
					Occupied By	Owner	
Year Built	2006	Foundation	Slab	Est. Sq Footage	2222	Avg. Duct Leakage (%)	11
Levels	2	Bedrooms	4	Baths	2.5	Fireplaces	1
Average Attic R-Value	25	Average Wall Height	8				

WINDOWS AND SHADING

Types of Windows	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	Box				Building Front Orientation			N		

APPLIANCES & WATER HEATER

APPLIANCES (Remaining in Home)	'92 or older		'93 or newer			
Refrigerators	0		1	Pool and / or Jacuzzi Pumps	0	
Freezers	0		0	Speed	None	
Clothes Washer			0	Pool Pump Timers	0	
Clothes Dryers	None		0	Water Heaters	2+	
Dish Washers			1	WH1	Standard	Fuel 1 Electric
Range/Stove/Ovens	Electric		1	WH2	Standard	Fuel 2 Electric
Inefficient Toilets (> 1.28 gal)	3+			Water Heater Timers	0	
Efficient Toilets (<= 1.28 gal)	1					
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	Metal	Roof Color	Light	Total Attic R Value	25
Attic Insulation	Insulation Type		Spray-Open Cell Foam		Secondary Insulation Type	None	
	Square Feet		1200	Inches Deep	7.0	R Value	25
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 Cathedral Ceiling				
	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		Yes	Furnace & WH Closet Appropriately Sealed		Yes	
	# Exterior Doors	4	# Doors Weather-stripped	4	Whole House Fan	None	
	# Conditioned Stair Boxes/Hatches	0	# Insulated	0	# Weather-stripped	0	

HEATING AND COOLING

Unit # 1	Zone Description	1st floor	Duct System	Sheet Metal
	Estimated Square Footage (Zone)	1624	Duct Locations	Sealed Attic
	Cooling Type	Central Heat Pump	Duct Condition	Good
	Thermostat	Other Programmable	R-Value	R-2
	Condenser Mfg Year	2018	Return Air Sq In	
	Estimated EER	11.5	Return Plenum Properly Sealed	Yes
	Estimated Condenser BTUs	[2.0] 24,000 BTU	Grille Type	Stamped
	Tonnage from Mfg Spec	2.0	Target CFM	800
	Tonnage from Est Sq Ft	3	Estimated CFM	0.00
	Sqft Per Ton	812.0	Did Not Reach Pressure	False
	Heating Type	Central Heat Pump	Pressure Test Leakage CFM	90.00
	Fuel Type	Electric	% Leakage	11
	Furnace/Air Handler Location	Inside House - Closet	Supply Air Reading	
	Air Handler Type	Up Flow	Return Air Reading	
	Furnance Mfg Date	2006+	Delta T	0.0
Estimated Furnance BTUs	[2.0] 50K	AFUE	None	
Unit # 2	Zone Description	2nd floor	Duct System	Sheet Metal
	Estimated Square Footage (Zone)	598	Duct Locations	Sealed Attic
	Cooling Type	Central Heat Pump	Duct Condition	Good
	Thermostat	Other Programmable	R-Value	R-2
	Condenser Mfg Year	2006	Return Air Sq In	432.0
	Estimated EER	11.5	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	864.00
	Sqft Per Ton	398.7	Did Not Reach Pressure	False
	Heating Type	Central Heat Pump	Pressure Test Leakage CFM	75.00
	Fuel Type	Electric	% Leakage	13
	Furnace/Air Handler Location	Inside House - Closet	Supply Air Reading	
	Air Handler Type	Up Flow	Return Air Reading	
	Furnance Mfg Date	2006+	Delta T	0.0
Estimated Furnance BTUs	[1.5] 40K - 45K	AFUE	None	
Unit # 3	Zone Description	Garage apt	Duct System	Sheet Metal

Unit # 3	Estimated Square Footage (Zone)	650	Duct Locations	Sealed Attic
	Cooling Type	Central Heat Pump	Duct Condition	Good
	Thermostat	Other Programmable	R-Value	R-2
	Condenser Mfg Year	2024	Return Air Sq In	500.0
	Estimated EER	11.5	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	1000.00
	Sqft Per Ton	433.3	Did Not Reach Pressure	False
	Heating Type	Central Heat	Pressure Test Leakage CFM	55.00
	Fuel Type	Electric	% Leakage	9
	Furnace/Air Handler Location	Inside House - Closet	Supply Air Reading	
	Air Handler Type	Up Flow	Return Air Reading	
	Furnance Mfg Date	2006+	Delta T	0.0
	Estimated Furnance BTUs	[1.5] 40K - 45K	AFUE	None

NOTES & INSTRUCTIONS

Recommend HVAC replacement for older 2006 unit only