



SINGLE FAMILY

Austin City Code Chapter 6-7, June 2009

ECAD Energy Audit Results

For Residence: 4608 WINDY BROOK DR UNIT B AUSTIN, TX, 78723

Audit Date: 5/8/2025

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.austinenenergy.com/residential/offers/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	YES	\$120.00
D. Heating and Cooling System Efficiency (HVAC)	YES	\$270.00
Total Annual Savings*:		\$390.00

HOME IMPROVEMENT RECOMMENDATIONS:

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

● Kurt Kunkle of Austin Auditors ●

- A. No windows or shading recommendations.
- B. No Attic insulation recommendations.
- 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. 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: 75.0

Austin Energy Electric Meter Number: 7321289

Tax Assessor's Property ID: 796811

Requestor Name:

Year Built: 2009

Service Address: 4608 WINDY BROOK DR UNIT B AUSTIN, TX,
78723

Estimated Square Footage: 1691

AUDITOR

Auditor: Kurt Kunkle

Phone Number: (512) 879-3567

Company Name: Austin Auditors

Property Audit Date: 5/8/2025

WINDOWS & SHADING

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

Type(s) of Existing Solar Shading: Vegetation;Adjacent Structure

ATTIC INSULATION

Attic Insulation Type: LF-Fiberglass & Insulsafe

Average R-Value: 26

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 Type(s) Mylar Flex

AFUE None

Enrolled in AE Power Partner Thermostat Program No

SYSTEM # 2

Condenser Manufacturing Date 2009

HVAC Duct Air Leakage 70.00

Estimated EER 11.5

% Leakage 12

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? Yes

Plumbing penetrations: sealed? Plumbing penetration sealing needed

ADDITIONAL AUDIT INFORMATION

Domestic Water Heater Type(s): Standard

Fuel Type: Natural Gas

Type(s) of Toilet(s): 3+ Low efficiency toilet(s)

PROPERTY IDENTIFICATION

County	Travis	Property ID	796811	Property Type	Duplex	Building Count	1
Meter Number	7321289				Gas Type	Austin I/S Res	
Service Address	4608 WINDY BROOK DR UNIT B AUSTIN, TX, 78723						
					Occupied By	Vacant	
Year Built	2009	Foundation	Slab	Est. Sq Footage	1691	Avg. Duct Leakage (%)	46
Levels	1	Bedrooms	2	Baths	2.5	Fireplaces	0
Average Attic R-Value	26		Average Wall Height		9		

WINDOWS AND SHADING

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

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		1	Pool Pump Timers		0		
Clothes Dryers	Vented Electric		0		1	Water Heaters	1			
Dish Washers				1		WH1	Standard	Fuel 1	Natural Gas	
Range/Stove/Ovens	Gas				1		WH2	None	Fuel 2	None
Inefficient Toilets (> 1.28 gal)			3+			Water Heater Timers		0		
Efficient Toilets (<= 1.28 gal)			0							
MISC Lighting	LEDs				Solar PV	No	Electric Vehicle Charger		No	
Sprinklers	HOA Owned		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	Dark	Total Attic R Value	26
Attic Insulation		Insulation Type	LF-Fiberglass & Insulsafe		Secondary Insulation Type		None
		Square Feet	938	Inches Deep	12.0	R Value	26
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		No	Furnace & WH Closet Appropriately Sealed			Yes
	# Exterior Doors	4	# Doors Weather-stripped		4	Whole House Fan	None
	# Conditioned Stair Boxes/Hatches		1	# Insulated	1	# Weather-stripped	1

HEATING AND COOLING

Unit # 1	Zone Description	Downstairs	Duct System	Mylar Flex
	Estimated Square Footage (Zone)	753	Duct Locations	Conditioned Space
	Cooling Type	Central Heat Pump	Duct Condition	Poor
	Thermostat	Other Programmable	R-Value	R-6
	Condenser Mfg Year	2010	Return Air Sq In	370.0
	Estimated EER	11.5	Return Plenum Properly Sealed	Yes
	Estimated Condenser BTUs	[1.5] 18,000 BTU	Grille Type	Stamped
	Tonnage from Mfg Spec	0	Target CFM	600
	Tonnage from Est Sq Ft	2	Estimated CFM	740.00
	Sqft Per Ton	376.5	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 - Garage	Supply Air Reading	57.0
	Air Handler Type	Up Flow	Return Air Reading	71.0
	Furnance Mfg Date	2006+	Delta T	14.0
	Estimated Furnance BTUs	[1.5] 40K - 45K	AFUE	None
Unit # 2	Zone Description	Upstairs	Duct System	Mylar Flex
	Estimated Square Footage (Zone)	938	Duct Locations	Attic
	Cooling Type	Central Air	Duct Condition	Good
	Thermostat	Other Programmable	R-Value	R-6
	Condenser Mfg Year	2009	Return Air Sq In	320.0
	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	640.00
	Sqft Per Ton	625.3	Did Not Reach Pressure	False
	Heating Type	Central Heat	Pressure Test Leakage CFM	70.00
	Fuel Type	Gas	% Leakage	12
	Furnace/Air Handler Location	Outside House - Attic	Supply Air Reading	55.0
	Air Handler Type	Horizontal	Return Air Reading	72.0
	Furnance Mfg Date	2006+	Delta T	17.0
	Estimated Furnance BTUs	[2.0] 50K	AFUE	[Electric Start] 80%

NOTES & INSTRUCTIONS