

Beautiful Hillside Treasure!

3210 Quandt Road, Lafayette

Open January 21st, 10am-2pm



Entertainer's delight! Schools: Springhill, Stanley and Acalanes High. Remodel nestled into private hillside with level yard, gorgeous pool, 12 person spa, outdoor kitchen & grassy play area. Double refrigerators in kitchen, open floor plan, high ceilings and master suite you will not want to leave.

Offered at \$2,990,000



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Home Energy Audit

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Bosworth blower-tested the air ducts, measured airflow and air temperatures at all the registers. He checked the furnace and hot water heater temperatures. Accessing the attic, Bosworth noted it contained 5-inch deep blown-in fiberglass insulation, far less than the 12 to 13 inches recommended, and the floor of the attic was not air sealed prior to insulating. A home needs a sealed air barrier next to its insulation barrier to be fully effective.

"If you go outside on a cold windy day in a wool sweater you will still be cold" unless you have a windbreaker, too, he said. The crawl space evaluation proved even more challenging; its sheet metal was crushed in many locations. Bosworth had his raw data in six hours; a week later the Penneys received their comprehensive (45 page) evaluation, complete with suggested upgrades.

Energy modifications were presented in a good, better, best format. The Penneys' wall batt insulation had an R-10.5 rating, which Bosworth called "mostly effective" but with some weak spots. HVAC ductwork lost 43 percent efficiency (statewide the average loss is 30 percent) due to poor R-1 insulation, and the boots (metal transition between ducts and heat vents) were asbestos wrapped. The heater and air conditioning unit was oversized at 4 tons (a 2 ton AC unit, would have been better).

Bosworth often sees this in homes he inspects. An oversized unit increases run-time cycling and decreases comfort and efficiency. Underneath the house, the crawl space was without insulation or a vapor barrier. So where to start?

"I'm glad we went through [the process]," Damian Penney said, explaining without the analysis he likely would have made changes he didn't need to do. He's convinced that installing dual pane windows is "a pretty good investment."

Initial whole-house energy upgrade estimates ranged from \$10,000 to \$25,000 in after-rebate project costs and payback would likely be measured in tens of years. EPB also refunds \$300 for its energy audit testing.

As he mulled over the reports, Penney said, "I haven't lived anywhere that long."

"It can take an extremely long time to get your return on investment," Bosworth noted, "but you're comfortable now... living in a home where you're not going to think about maintenance all the time."



Photo Cathy Dausman