

Energy Efficiency In Homes

We all want our homes to be comfortable and we all want to be good stewards by not wasting energy but we all also want to save \$'s, right?

Having inspected residential properties for the last several years, we now realize that the majority of homes have much room for improvement. But the good news is that many of these improvements are very inexpensive and easy to do. We will discuss a few common wasteful issues that are easily and inexpensively improved.

Attic Pull-down Stairs. The attic pull-down stairs in most homes are not insulated and the openings are not weather-stripped.

Insulating and weather-stripping around the attic pull-down stairs will help improve the energy efficiency and personal comfort of the home. 1 inch foam board insulation cut to fit behind the steps and peel-stick weather-stripping would be effective.



Ceiling Insulation. Most homes have a small plywood deck area between the stairs and or around the furnace in the attic. Many times we find storage of items that goes beyond this space and on top of the loose fill insulation. Most types of insulation become less effective when compressed. Another problem is that the satellite or cable TV installers disturb insulation when running the wiring thru the attic. Again disturbed insulation as well as compacted insulation is less effective. Preventing compaction and disturbance as much as possible is the best policy. Adding additional insulation is almost always a cost effective way of improving energy efficiency.

Leaks in the HVAC Distribution System. Even though we sometimes find air leaks in the HVAC duct system, 99.9% of the time we find very significant conditioned air leakage at the refrigerant and condensation line openings at the air handler unit. Who wants to heat and cool the attic?

A related issue is during the cooling season, the warm humid air in the attic condenses at the opening and on the cold copper line. This condensation sometimes causes moisture stains on the ceilings or worse, rust damage in the gas furnace.

Sealing these openings and completely covering the large line with insulation will help prevent unwanted air loss into the attic and the possibility of moisture damage.



Exterior door weather-stripping. From poor installation to pet damaged and sometimes just simply not there. If cold or hot air is coming in, the opposite and utility dollars are going out.

Each of these improvements will have a very inexpensive cost but the investment will pay dividends each and every month.

An ounce of prevention is worth a pound of cure.

Georgia Power customers, check-out:

<http://www.georgiapower.com/earthcents/residential/energy-checkup.asp>

Central Georgia EMC customers:

<http://www.cgemc.com/energyeff.aspx>

Snapping Shoals EMC customers:

<http://www.ssemc.com/energy/conservation.asp>