



1940s Buffalo home gets an extreme energy makeover

Situation

- Duplex home with outdated furnaces, inadequate attic and wall insulation, an addition with leaky crawlspace foundation

Solutions

- Attic and wall insulation
- Air sealing
- Energy-efficient furnaces and water heaters
- Programmable thermostats

Benefits

- Even, balanced heating from floor to floor
- More comfortable living spaces
- Energy savings that generally cover the monthly loan payment



Tom Digrace

When Tom Digrace bought his 1944 side-by-side duplex, the upstairs of both apartments were always considerably warmer than the first floor. Tom suspected aging furnaces were the problems. An 800-square-foot addition to Tom's unit made the situation even worse. Built over a crawlspace, the addition allowed in cold winter drafts.

After just one chilly winter, he'd had enough. Tom had a home energy assessment performed by a participating Home Performance with ENERGY STAR® contractor to understand how his house worked. He learned that energy waste was rampant throughout his house. The assessment also helped him make informed decisions about where to make upgrades to fix the problems.

List of improvements

Without the assessment, Tom would not have known that inefficient furnaces were just the tip of his energy-waste iceberg. "When the assessment was over, I had a laundry list of things I could do to save energy — and money," Tom said. His contractor recommended air sealing upgrades, two new energy-efficient furnaces, as well as matching water heaters. The home also desperately needed attic and wall insulation. Tom learned that the addition on his side of the duplex was an energy sinkhole. The floor wasn't insulated, and the crawlspace's open vents made matters worse.

The game plan to be ready for winter

In the end, Tom chose to implement every upgrade outlined in the energy assessment and be ready for Buffalo's wintry blasts.

Get started

Visit nyserdera.ny.gov/home or call **1-866-NYSERDA** to learn how you can reduce your energy consumption and costs.

"I'll be saving on energy bills, so I'll be in good shape this winter."

— Tom Digrace, Tonawanda, NY

