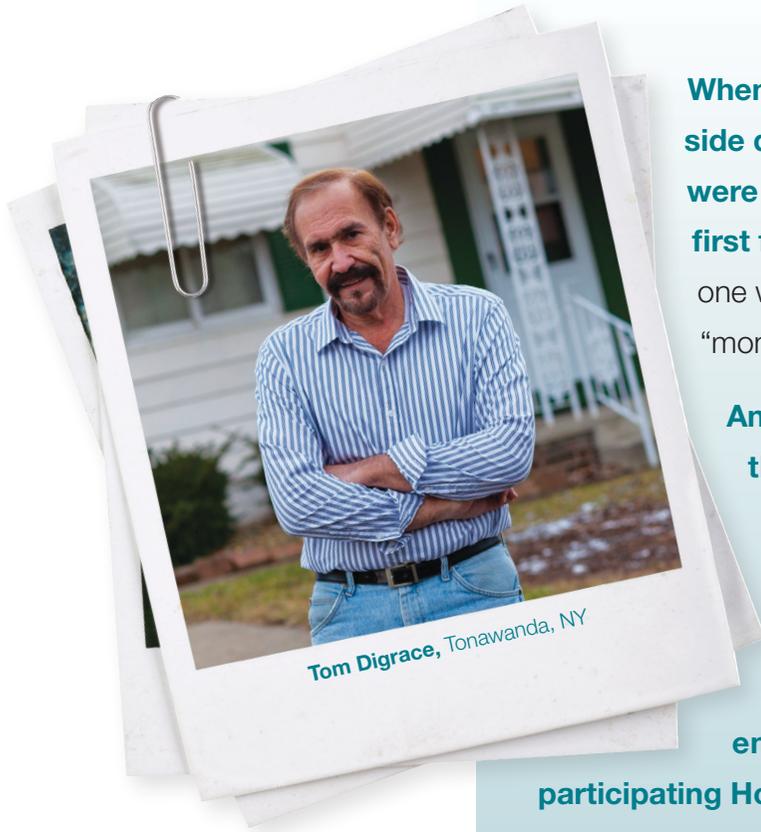


# WWII-era Buffalo home gets an extreme energy makeover



**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;** one was original to the house, a battleship-gray “monstrosity,” Tom called it.

**An 800-sq. ft. 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 comprehensive home energy assessment performed by a participating Home Performance with ENERGY STAR® contractor. He learned that energy waste was rampant throughout his house.**

**Tom chose to implement all of his contractor’s recommended upgrades,** taking advantage of low-interest financing and a matching grant from the Assisted Home Performance with ENERGY STAR program, administered by the New York State Energy Research and Development Authority (NYSERDA). **Today, his home is buttoned up and ready for Buffalo’s wintry blasts.**

*Turn over for more*



**Uneven heat signals larger problems.** Tom Digrace's duplex home in Tonawanda, NY, was out of balance. Originally, the two units were mirror images of each other, but an 800-sq. ft. addition made one side nearly double the size of its former twin. Yet even with a smaller living area, the other side—where Tom's daughter lives—cost nearly as much as his side to heat. Tom suspected that outdated furnaces were to blame. "My furnace was old," he said. "Hers was ancient."

Temperatures upstairs vs. downstairs were out of whack. If Tom or his daughter turned down their thermostats to reduce the heat upstairs, the downstairs living areas became chilly and downright uncomfortable.

**A laundry list of improvements.** Tom had a free comprehensive home energy assessment performed by a participating Home Performance with ENERGY STAR contractor who looked at Tom's home from a big-picture perspective, from attic to basement. Tom was surprised to find out that inefficient furnaces were just the tip of his energy-waste iceberg.

"The assessment took about two hours, and by the time it was over, I had a laundry list of things I could do to save energy—and money," Tom said. His contractor recommended air sealing measures, 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.

**A game plan to be ready for winter.** In the end, Tom chose to implement every upgrade outlined in the energy assessment. And, because he took advantage of low-interest financing made available through Green Jobs — Green NY, it was easy to afford the investment. "My monthly loan payment will be roughly equal to the amount of money I'll be saving on energy bills, so I'll be in good shape this winter," he said.

**Situation**

- Upstairs warm, downstairs chilly
- Inadequate attic and wall insulation
- Addition with leaky crawlspace foundation
- Duplex home with outdated furnaces

**Solutions**

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

**Benefits**

- Even, balanced heating from story to story
- More comfortable living spaces
- Lower energy costs that generally cover the monthly loan payment
- Received cashback incentives and low-cost financing for energy upgrades through Green Jobs — Green NY

*My monthly payment will be roughly equal to the amount of money I'll be saving on energy bills, so I'll be in good shape this winter.*  
 — Tom Digrace, Tonawanda, NY

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**About NYSEERDA's Home Performance with ENERGY STAR®**

NYSEERDA's Home Performance with ENERGY STAR program offers homeowners a comprehensive, whole-house approach to improving energy efficiency and home comfort while saving money. Energy assessments and upgrades are conducted by a participating Home Performance contractor accredited by the Building Performance Institute (BPI). Income-qualified homeowners are eligible for additional incentives to make energy improvements.



Participate in Home Performance with ENERGY STAR and take advantage of funding for comprehensive home energy assessments and low-cost financing for energy upgrades through Green Jobs – Green NY. Green Jobs – Green NY is a statewide effort to strengthen our communities through energy efficiency. It enables New Yorkers to make a significant difference in our homes, businesses and neighborhoods —making them more comfortable, more sustainable, and more economically sound. Green Jobs – Green NY is administered by NYSEERDA and made available by the Green Jobs – Green New York Act of 2009.

