📋 10-Point Condo Energy Audit Guide (Philippines)

1. Window & Glass Heat Check ☐

✔ Stand near your windows at midday. Do you feel significant heat coming through the glass?
✔ Check for hot spots on the floor or walls.

Red Flag: Bare glass or sun-exposed windows dramatically increase AC load.

2. Frame & Sliding Door Air Leak Test ☐

✔ Inspect window and door frames for gaps, cracks, or loose weatherstripping.
✔ Hold a tissue near edges—if it moves, there's leakage.

Red Flag: Drafts force your AC to work harder.

3. AC Cooling Efficiency Check ☐

✔ Does the AC take unusually long to cool the room?
✔ Check if cool air weakens after 10–15 minutes.
✔ Inspect filters—dust reduces efficiency by 10–15%.
Red Flag: Old non-inverter ACs consume 30–50% more energy

4. Thermostat & Temperature Stability Test ☐

✔ Set AC to 25°C. Does the room stay comfortable?
✔ Does the AC frequently cycle on/off?

Red Flag: Temperature swings signal poor insulation or incorrect AC sizing.

5. Lighting Audit (LED Conversion Check) ☐

✔ Identify any remaining CFL or incandescent bulbs.
✔ Check high-use areas: kitchen, hallway, living room

Red Flag: Old bulbs generate excess heat and use up to 6× more energy.

6. Appliance Age & Efficiency Review ☐

✔ List your major appliances: AC, ref, washer, water heater.
✔ Check age—anything older than 7–10 years is likely inefficient.

Red Flag: Non-inverter appliances significantly increase monthly bills.

7. Phantom Load / Standby Power Check ☐

✔ Inspect devices plugged in 24/7 (TV box, chargers, router).
✔ Use a smart plug to measure idle usage.

Red Flag: Standby power can account for 5–10% of bills.

8. Ceiling or Slab Heat Transfer Test ☐

✔ Touch the ceiling (or check with a thermometer) during peak heat hours.
✔ Is it noticeably warm?

Red Flag: Heat transfer from upper floors increases AC runtime.

9. Ventilation & Airflow Assessment ☐

✔ Check if air circulates freely—blocked vents or cluttered spaces trap heat.
✔ Ensure exhaust fans are functional and clean.

Red Flag: Poor airflow forces the AC to compensate.

10. Behavior & Usage Patterns Review ☐

✔ Are you running the AC for extended periods?
✔ Do you use natural light during the day?
✔ Is laundry or cooking scheduled during peak heat hours?

Red Flag: Inefficient habits can waste as much energy as outdated appliances.