

What Should I Look for Before Buying?

1 Utility Information

- Average monthly bill
- Billing/Payment Programs

2 Heating and Cooling Systems

- Age, condition, and efficiency of the system
- Type of equipment and fuel

3 Water heating

- Type of equipment, insulation and fuel
- Age, condition, and efficiency of the system

4 Thermostat controls

- Do you have thermostat control in your house?
- Is the thermostat programmable or Smart?

5 Appliances

- Age and operating condition
- Are the appliances ENERGY STAR rated?

6 Fenestration

- Single, Double, or Triple Panes?
- ENERGY STAR rated

7 Air infiltration/Draftiness

- Look for holes or gaps around windows and doors that might cause air infiltration and drafts

8 Insulation

- Ask about the insulation levels in the outside walls, ceiling, floor, attic, etc.
- Type of insulation and air sealing: the more insulation, the better.

9 Third Party Verifications/Certifications

- Look for energy ratings, labels, and certifications

These simple, low and no-cost measures will help you lower your energy bills quickly

Free

- Set computers to go into standby mode after 30 minutes of nonuse.
- Drying clothes? Hang them to dry.
- Set your refrigerator to 36-40 °F and your freezer to 0-5 °F.
- Set your thermostat back ten or more degrees at night or while you are away.
- In summer, turn off the AC at night and open windows to take advantage of “free cooling.”
- Lower the temperature of the water heater to 120°F if possible.

Quick Payoff

- Wash clothes in cold water.
- Window shrink wrap to reduce heat loss
- Use energy saving power strips on TVs, gaming consoles, desktop computers, etc.
- Invest in ENERGY STAR appliances, lighting, and electronics.
- Upgrade to low flow faucets and showerheads to save water and reduce energy used
- Consider a smart thermostat or a learning thermostat that will detect your patterns and program itself.
- Switch out light bulbs for LEDs

HAS THE HOME RECEIVED AN ENERGY AUDIT?

A home energy audit should be the first step before upgrading any efficiency improvements. Professional home energy audits take a look at the current energy consumption of a home and will do a room by room examination. The auditor will be able to assess where your home is losing energy and identify opportunities to upgrade energy efficiency measures.



Home Buyers Energy Efficiency Checklist

As a homebuyer, to better manage and save on your future energy costs, it helps to understand what to look for.

Energy efficient homes continue to increase in demand as more homebuyers value green features and certifications. However, if you are looking to buy an existing home, how can you determine the true efficiency of the home? Using our checklist will help guide you on what to look for in order to understand the efficiency and quality of the heating and cooling systems, appliances, windows, insulation, and more!

For more information visit neep.org

Before You Buy Checklist			Write Property Name & Address		
System	✓	Notes	System	✓	Notes
Home Energy Audit			Heating Equipment, ENERGY STAR?		
Date of last audit			Age of System/Type		
Recommendations			Type of Fuel		
Utility Cost			Equipment Location		
Homeowner Pays Utilities			Water Heating Equipment, ENERGY STAR?		
Type of Utilities			Age of Water Heater/Type		
Gas			Type of Fuel		
Oil			Equipment Location		
Water			Appliances - Age & Condition, ENERGY STAR		
Electric			Oven		
Propane			Dishwasher		
Internet/Cable TV			Refrigerator		
Thermostat Control			Washer/Dryer		
Programmable Thermostat			Notes:		
Smart Thermostat					
In-Unit Thermostat					
Air Infiltration & Insulation			Other		
Building Insulated/Air Sealed			Ample Outlets		
Type of Insulation			Cable/TV/Phone Connection		
Air Leakage - Inspect for draft/gap			# of light fixtures, type of bulb - CFL, LED		
Inspect Fireplace Damper			Natural Light, Shading		
Fenestration, ENERGY STAR?			Energy Ratings / Certifications:		
Single Pane			DOE's HES (1-10): _____ HERS Index: _____		
Double Pane			ENERGY STAR Home: Y/N Passive House: _____		
Triple Pane or more			Home Energy Audit: Y/N Other: _____		
Storm Windows			Pearl Certification: Silver <input type="checkbox"/> Gold <input type="checkbox"/> Platinum <input type="checkbox"/>		
Screens/Skylights			LEED for Homes: Certified <input type="checkbox"/> Silver <input type="checkbox"/> Gold <input type="checkbox"/> Platinum <input type="checkbox"/>		
Doors			NGBS: Bronze <input type="checkbox"/> Silver <input type="checkbox"/> Gold <input type="checkbox"/> Emerald <input type="checkbox"/>		
Weather-Stripped			Notes:		
Safety					
Carbon Monoxide and Smoke Detectors					
Fire Extinguisher					



Understanding Efficiency Ratings

HVAC:

AFUE: _____%

Cooling & Heating Efficiency:

COP: _____

HSPF: _____

SEER: _____

EER: _____

*Higher AFUE/SEER Ratings = Higher Energy Savings

Water:

Efficiency Factor (EF): _____

Solar Fraction (SF): _____

*Higher EF, More Energy Savings

Insulation:

R-Value: _____

*Higher R-Values Insulate Better

Fenestration:

U-Factor: _____

Low E Coating? Y/N

*Lower the U-Factor, the more energy efficient the windows and doors are

For a glossary on energy efficient attributes visit the Green Real Estate Resources page on neep.org.

