



## Checklist of Home Energy Efficient Attributes for Real Estate Professionals

In order to effectively communicate the energy efficiency attributes of a home, it is important to have an organized inventory of features that affect a home's efficiency. The checklist below is meant to enable a real estate professional to make a relatively quick assessment of a home's efficiency. The checklist is organized by twelve categories:

1) Lighting, 2) Appliances, 3) Space Heating, 4) Space Cooling, 5) Distribution System/ Ducting, 6) Water Heating, 7) Fenestration, 8) Envelope/Shell, 9) Insulation, 10) Energy Management Systems, 11) Water Management Features, and 12) 3rd Party Evaluation/Home Energy Audit.

Using the checklist, a real estate professional should be able to walk through a home and take note of a home's energy efficiency features. There are checkboxes to use and spaces to fill out, with the hope that a real estate professional will record as much information as possible based upon observations made throughout the home. The columns describe the types of equipment that might be encountered and their associated efficiency factors, as well as some expected savings and benefits worth calling out to a prospective buyer or seller.

	Types of Equipment	Efficiency Factors	✓	Worth Calling Out	Expected Savings/Benefits
Lighting	Light Fixtures	# ENERGY STAR Qualified Light fixtures _____  Replacing the five most frequently used light fixtures in a home with ENERGY STAR qualified lighting can save about \$65 each year in energy costs.	<input type="checkbox"/>	ENERGY STAR Qualified Light Fixtures	Use 1/4 the energy of traditional lighting and carry a two year warranty; double the industry standard.  ENERGY STAR qualified CFLs generate about 75% less heat. Meaning they are cool to the touch, help reduce home cooling costs, and keep homes more comfortable.
	Lighting controls	Occupancy sensors? How many? _____	<input type="checkbox"/>	Occupancy sensors	Occupancy sensors are used most effectively in spaces that are often unoccupied, and can reduce lighting energy consumption by 50%.
	Daylighting	Strong day lighting/natural light	<input type="checkbox"/>	Ample natural light	Electric lights generate significant heat and by turning off or dimming the lights when not needed, 10% to 20% of the energy used to cool a building can be saved.
	Shading		<input type="checkbox"/>	Deciduous trees, roof overhangs, window shades and building orientation can improve a home's lighting and comfort factors.	
	Types of Equipment	Efficiency Factors	✓	Worth Calling Out	Expected Savings/Benefits
Appliances	Refrigerator	ENERGY STAR Qualified  Age of unit; _____ yrs	<input type="checkbox"/>	ENERGY STAR Qualified Refrigerator  Replace a fridge from the 1980s with an ENERGY STAR qualified model and save over \$100 each year on utility bills. Replace a fridge from the 1970s and save more than \$200 each year.	ENERGY STAR qualified refrigerators are required to use 20% less energy than models not labeled with the ENERGY STAR logo and save \$165 over the lifetime of fridge.
	Dishwasher	ENERGY STAR Qualified  Age of unit; _____ yrs	<input type="checkbox"/>	ENERGY STAR Qualified Dishwasher  A dishwasher built before 1994 wastes more than 10 gallons of water per cycle and costs an extra \$40 a year on utility bills compared to an ENERGY STAR qualified model.	ENERGY STAR qualified dishwashers are 10% more efficient than non-qualified models

	Clothes Washer	ENERGY STAR Qualified Age of unit; _____ yrs	<input type="checkbox"/>	ENERGY STAR Qualified Clothes Washer  Replace a washer over 10 years old with a new ENERGY STAR qualified washer and save up to \$135 each year on utility bills.	Clothes washers that have earned the ENERGY STAR are 37% more efficient than non-qualified models.
	<b>Types of Equipment</b>	<b>Efficiency Factors</b>	<input checked="" type="checkbox"/>	<b>Worth Calling Out</b>	<b>Expected Savings/Benefits</b>
Space Heating	Circle Type:  -Furnace (Gas) -Furnace (Oil) -Boiler (Gas) -Boiler (Oil)  -Heat Pump (electric)  -Baseboard(elect) -Wood/Pellet Stove	Efficiency Rating:  AFUE_____  SEER/HSPF_____  N/A		Higher Rating = Higher Energy Savings  AFUE ≥ 90%  SEER ≥ 14 HSPF ≥ 8	The more efficient a furnace, the lower the home's energy bill for heating.  Technology Note: Furnaces heat air and distribute the heated air through the house using ducts; boilers heat water, providing either hot water or steam for heating.
		ENERGY STAR Qualified	<input type="checkbox"/>	ENERGY STAR Qualified Heating Equipment	ENERGY STAR qualified furnaces have higher Annual Fuel Utilization Efficiency (AFUE) ratings and higher efficiency blower motors, making them about 15% more efficient than non-qualified models.
		Original Unit Age of System; _____ years	<input type="checkbox"/>		Whether gas or oil, ENERGY STAR qualified boilers use about 6% less energy than a standard boiler.
	<b>Types of Equipment</b>	<b>Efficiency Factors</b>	<input checked="" type="checkbox"/>	<b>Worth Calling Out</b>	<b>Expected Savings/Benefits</b>
Space Cooling	Circle Type:  -No Central System -Central Split System  -Central Packaged System -Heat Pump Split System  -Heat Pump Packaged System  -Ductless Mini-split System	Efficiency rating:  N/A SEER_____  SEER _____  SEER/HSPF _____  SEER/HSPF _____  SEER/COP_____		Higher Rating = Higher Energy Savings  SEER ≥ 14  HSPF ≥ 8  COP ≥ 3.43	High efficiency space cooling equipment enhances home comfort while saving energy and money.
		ENERGY STAR Qualified	<input type="checkbox"/>	ENERGY STAR Qualified Cooling Equipment	ENERGY STAR qualified central air conditioners have higher seasonal energy efficiency ratio (SEER) and energy efficiency ratio (EER) ratings, making them about 14% more efficient than standard models.
		Original Unit Age of System; _____ years	<input type="checkbox"/>		
	Ceiling Fan(s)	How many? _____	<input type="checkbox"/>		By raising the thermostat by only two degrees and using a ceiling fan, air conditioning costs can be lowered by up to 14% over the course of the cooling season.

	Types of Equipment	Efficiency Factors	✓	Worth Calling Out	Expected Savings/Benefits
Distribution System/ Ducting	Air ducts	Air sealed ducts	<input type="checkbox"/>	Mastic	Leaky ducts can reduce heating and cooling system efficiency by as much as 20%.
		Insulated ducts	<input type="checkbox"/>		
	Hot water/steam piping	Insulated pipes	<input type="checkbox"/>		Reduces heat loss and allows for a lower water temperature setting (by 2°F-4°F), and a shorter waiting time for hot water, which helps conserve water.
	Types of Equipment	Efficiency Factors	✓	Worth Calling Out	Expected Savings/Benefits
Water Heating	Circle Type:  -Storage (Gas) -Storage (Electric) -Storage(HeatPump) -Storage (Oil) -Tankless/Instant (Gas) -Tankless/Instant (Electric)  -Indirect  -Solar Heating System	Efficiency Rating:  EF_____		Higher Rating = Higher Energy Savings  EF (gas) ≥ 0.67 EF (electric) ≥ 0.93 EF (oil) ≥ 0.85 EF (gas/tankless) ≥ 0.82  CAE ≥ 0.85  SF ≥ 0.5	Heating water accounts for approximately 15% of a home's energy use.  High efficiency water heaters use 10-50% less energy than standard models, saving homeowners money on their utility bills.
		ENERGY STAR Qualified	<input type="checkbox"/>	ENERGY STAR Qualified Water Heater	Choosing an ENERGY STAR qualified gas condensing water heater instead of a standard model can save over \$100 a year. That's over \$1000 over the expected lifetime of the water heater. Larger families can save even more.
		Original Unit  Age of System; _____years	<input type="checkbox"/>		Some water heaters are designed to serve as the central heating system in highly efficient homes.
	Types of Equipment	Efficiency Factors	✓	Worth Calling Out	Expected Savings/Benefits
Fenestration	Windows  Doors  Skylights	ENERGY STAR Qualified	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	ENERGY STAR Qualified	ENERGY STAR qualified windows, doors, and skylights can reduce your energy bills up to 15%.
		SHGC _____  U-Factor _____		SHGC ≤ 0.40  U-Factor ≤ 0.32	The lower the SHGC, the better a window is at blocking unwanted heat gain; great in the warm months. The lower the U-Factor, the better a window is at keeping heat in; especially good during the cold months.
	Types of Equipment	Efficiency Factors	✓	Worth Calling Out	Expected Savings/Benefits
Envelope/ Shell	Building shell (walls, floors, ceilings, roofs)	Anecdotal measure of draftiness:  Heavy Draft  Minimal Draft  No Draft	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Formal measurement of home's air leakage was low or has been air sealed:  Test Score _____ (i.e. results from Blower Door Test)	Heating and cooling account for 50-70% of the energy used in the average American home. Inadequate insulation and air leakage are leading causes of energy waste in most homes, as well as cause moisture and mold problems.

	Types of Equipment	Efficiency Factors	✓	Worth Calling Out	Expected Savings/Benefits
Insulation	Circle Type (Attic Insulation):	Insulation R-value? _____		Base layer attic insulation: R-value > 49 OR Supplemental layer attic insulation: R-value > 38	Heating and cooling account for 50-70% of the energy used in the average American home. Inadequate insulation and air leakage are leading causes of energy waste in most homes, as well as cause moisture and mold problems.
	-Batt/Rolled Insulation	Original/base insulation	<input type="checkbox"/>		
	-Blown-In Insulation	Original/base insulation was replaced	<input type="checkbox"/>		
	-Sprayed/Injected Foam Product	Insulation has been added to original/base insulation	<input type="checkbox"/>		
	-Rigid Insulation				
	Types of Equipment	Efficiency Factors	✓	Worth Calling Out	Expected Savings/Benefits
Energy Management Systems	Ventilation fan		<input type="checkbox"/>	ENERGY STAR Qualified	ENERGY STAR qualified ventilation fans that include lighting use 60% less energy on average than standard models.
	Programmable thermostat		<input type="checkbox"/>	Programmable thermostat	Through proper use of pre-programmed settings, a programmable thermostat can save you about \$180 every year in energy costs.
	Types of Equipment	Efficiency Factors	✓	Worth Calling Out	Expected Savings/Benefits
Water Management Features	Shower heads	Reduced flow shower heads (≤1.5 gpm)	<input type="checkbox"/>	Reduced flow shower heads	Saves water by using ≤ 1.5 gallons per minute.
	Sinks	Reduced flow sink fixtures/aerators (≤1.5 gpm)	<input type="checkbox"/>	Reduced flow sink fixtures	Saves water by using ≤ 1.5 gallons per minute.
	Toilets	High efficiency toilets (≤1.28 gpf)	<input type="checkbox"/>	Reduced flow toilets	Saves water by using ≤ 1.28 gallons per flush.
	Types of Equipment	Efficiency Factors	✓	Worth Calling Out	Expected Savings/Benefits
3 <sup>rd</sup> Party Evaluation/ Home Energy Audit		ENERGY STAR Qualified Home  Home was evaluated by a qualified home energy rater (i.e. BPI certified professional)	<input type="checkbox"/>  <input type="checkbox"/>	Improvements made following audit: _____ _____ _____ _____	Score_____ (i.e. HERS Index)  Score_____ (i.e. blower door test)  Score_____ (i.e. duct air leakage test)

## Questions: Contact NEEP - Northeast Energy Efficiency Partnerships

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