QUESTIONS FOR YOUR REAL ESTATE AGENT AND HOME INSPECTOR

Buying a home is the most expensive investment you will ever make. Make sure its built right!

Before you buy, you should think about how much it will cost to maintain. These questions will help you make a more informed decision about a home’s efficiency and quality of construction.

1. What were the utility bills from the past few years?
2. What are the energy efficient features of this home?
   a. Are the appliances ENERGY STAR? If not, check the Energy Guide labels for energy costs.
   b. Does the home have efficient (CFL or LED) lighting?
   c. Are the water fixtures “low flow”? Look for the WaterSense label.
   d. Are roof shingles ENERGY STAR rated?
3. Is there a programmable thermostat for both the heating and cooling systems?
4. Was an energy audit completed? If yes, what were the results?
5. Are the windows and doors air tight? If it is a cold, windy or hot day, do you feel drafts coming from them or do they feel cold/hot?

FINANCING
6. What local or state tax credits are available for efficiency improvements?
7. Which lenders would provide a better interest rate for an efficient home with lower operating costs or low cost financing for efficiency upgrades at the time of sale?
ADDITIONAL QUESTIONS FOR YOUR HOME INSPECTOR

8. How efficient is the heating/cooling system? Compare the home’s equipment to the chart below.

<table>
<thead>
<tr>
<th>EQUIPMENT TYPE</th>
<th>INEFFICIENT SYSTEM</th>
<th>CURRENT FEDERAL STANDARD</th>
<th>ENERGY STAR</th>
<th>SUPER-EFFICIENT SYSTEM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water heater (electric, 50 gals)</td>
<td>&lt;EF .90</td>
<td>EF .90</td>
<td>EF 2.0</td>
<td></td>
</tr>
<tr>
<td>Water heater (gas, 40 gals)</td>
<td>&lt;EF .59</td>
<td>EF .59g</td>
<td>EF .67</td>
<td>EF 0.80</td>
</tr>
<tr>
<td>Water heater (gas tankless)</td>
<td>&lt;EF .62</td>
<td>EF .62</td>
<td>EF 0.82</td>
<td>EF 0.91</td>
</tr>
<tr>
<td>Furnace (natural gas)</td>
<td>&lt;AFUE 800%</td>
<td>AFUE 78%</td>
<td>AFUE 90-95%</td>
<td>AFUE 94%</td>
</tr>
<tr>
<td>Boiler (natural gas)</td>
<td>&lt;AFUE 80%</td>
<td>AFUE 82%</td>
<td>AFUE 85%</td>
<td>AFUE 90%</td>
</tr>
<tr>
<td>Central air conditioner</td>
<td>&lt;SEER 10</td>
<td>SEER 13</td>
<td>SEER 14-14.5 / EER 11-12</td>
<td>SEER 16 / EER13</td>
</tr>
<tr>
<td>Window air conditioner</td>
<td>&lt;EER 9</td>
<td>EER 9.8</td>
<td>EER 10.8</td>
<td>EER 11.8</td>
</tr>
<tr>
<td>Air source heat pump</td>
<td>&lt;SEER 10 / HSPF 65</td>
<td>SEER 13 / HSPF 7.7</td>
<td>SEER 14-14.5 / HSPF 8.0-8.2</td>
<td>SEER 15 / EER 12.5 / HSPF 8.5</td>
</tr>
</tbody>
</table>

These are all measures of a heating, cooling, and water heater system efficiency after all the listed terms.

Terms:
• EF = Energy Factor
• AFUE = Annual Fuel Utilization Efficiency
• EER = Energy Efficiency Ratio
• SEER = Seasonal Energy Efficiency Ratio
• HSFP = Heating Seasonal Performance Factor

9. How energy efficient are the windows?
   Energy efficiency ratings for windows vary by geographic region. For more information on window ratings, visit efficientwindows.org


HEALTH CHECK:
Has a test for radon been performed? (The 90 day test is more accurate than shorter tests).