

## Set Yourself Apart with the Home Energy Score

Most homebuyers enter into the largest investment of their lives without knowing how efficient or comfortable the home is, and little idea of how much utility bills are likely to be. The U.S. Department of Energy is starting to change that, and home inspectors are in a prime position to get involved.

### What is the Home Energy Score?

Like a miles-per-gallon rating for a car, the Home Energy Score is an easy-to-produce rating designed to help homeowners and homebuyers gain useful information about a home's energy performance. Based on an in-home assessment that can be completed in less than an hour, the Home Energy Score not only lets a homeowner or homebuyer understand how efficient the home is and how it compares to others, but also provides recommendations on how to cost-effectively improve the home's energy efficiency.

The Home Energy Score uses a simple 1-to-10 scale where a 10 represents the most energy-efficient homes. The Score was designed to be easily understood and to tap into people's desire to improve their score or to outperform their peers.

Since the program launched in 2012, more than 350 qualified Home Energy Score Assessors have scored over 35,000 homes working under 36 Partner organizations nationwide.

### Offering the Score is

- ▶ **Fast.** Assessments can be added to a regular home inspection with little extra data collection.
- ▶ **Affordable.** Online training and access to the Scoring Tool are available at no cost.
- ▶ **Simple.** The Score is easily integrated into home assessment tools, like Home Inspector Pro.
- ▶ **Credible.** DOE supports robust training, testing, and mentoring to ensure a high quality product.
- ▶ **Flexible.** Assessors can customize the Score's recommendations according to each house and local incentives.



### Why Use the Home Energy Score?

**As a Certified Home Inspector, You Pre-Qualify!** DOE's online training and testing are offered free and at your own pace. You can work under an existing Home Energy Score Partner, such as the American Society of Home Inspectors (ASHI), Building Performance Institute (BPI), or International Association of Certified Home Inspectors (InterNACHI).

**Scoring A House Is Even Simpler Now.** Many software vendors have integrated the Score into their software products. You can input the data directly into their products or use DOE's free Scoring Tool online interface.

**Multiple Listing Services (MLSs) & States Recognize Customers Want to Know More About Home Energy Costs.** MLSs are starting to provide the Home Energy Score to buyers. States across the country are adopting the Score to ensure energy efficiency information is consistent and credible. In some cases, states are offering additional incentives with the Score to encourage upgrades.

**New Financial Incentives Make the Score Attractive to Homebuyers.** Under a new FHA policy, homebuyers can qualify for a larger mortgage by buying a home that scores a 6 or higher, or by making improvements to a less efficient home. This policy reflects the fact that more efficient homes have lower operating costs. Home inspectors are in a great position to bring this opportunity to their clients' attention.

**"A homebuyer with an income of \$75,000 who currently qualifies for a monthly mortgage payment of \$1,938 can now borrow an extra \$125 per month for a more energy efficient home. Financed with a 30-year mortgage at today's rates, the homebuyer can now qualify for a house valued at approximately \$26,500 more than a less efficient house."**

— DOE Blog Post on FHA Policy, January 2016

Contact us at [assessor@sra.com](mailto:assessor@sra.com) to get involved.



# Home Energy Score

Score Home Facts Recommendations

ADDRESS 12345 Honeysuckle Lane  
Smithville, AR 72466

HOME SIZE 1,800 square feet  
YEAR BUILT 1970  
AIR CONDITIONING Yes

Your home's current score **2**

Score with improvements **6**  
Estimated annual savings **\$541**



Learn more at [homeenergyscore.gov](http://homeenergyscore.gov)

The **Score** page shows the home's current Score, its Score with improvements, and estimated annual savings.



# Home Energy Score

Score Home Facts Recommendations



## About this home

Assessment date	Nov 20, 2015
Address	12345 Honeysuckle Lane
City, state, zip	Smithville, AR 72466
Year built	1970
Number of bedrooms	3
Stories above ground level	2
Interior floor-to-ceiling height (feet)	8
Conditioned floor area (all stories combined, square feet)	1,800
Direction faced by front of house	South
Has the house been air sealed?	No
Air leakage rate	4,200 CFM50



## Estimated energy use per year

Total (MBTUs)	212
Score basis (MBTUs)	144
Electricity (KWh)	11312
Natural gas (therms)	869



## Comments

The **Home Facts** pages provide both the data collected during the home walk-through and the estimated energy use for the home.



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Score Home Facts Recommendations

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## Repair now: These improvements will save you money, conserve energy, and improve your comfort now

	Estimated utility bill savings (\$/year)
Attic 1 / Increase attic floor insulation to at least R-49	187
Ducts 1 / Add insulation around ducts in unconditioned spaces to at least R-6	71
Ducts 1 / Have your ducts professionally sealed to reduce leakage	171



## Replace later: These improvements will help you save energy when it's time to replace or upgrade

	Estimated utility bill savings (\$/year)
Furnace 1 / Pick one with an ENERGY STAR label	106
Central Air 1 / Pick one with an ENERGY STAR label	80
Water heater / Pick one with an ENERGY STAR label	34

The **Recommendations** page provides cost-effective improvements, divided into "Repair Now" (e.g. better insulation, air sealing, duct sealing) and "Replace Later" (e.g. replacing HVAC and hot water equipment with ENERGY STAR rated options).



With these improvements reduce your home's carbon footprint by: **27%**



The Home Energy Score recommendations for efficiency improvements are based on selected data from the home's assets, not information from a complete energy audit. When making energy related upgrades, homeowners should consult with a certified energy professional or other technically qualified contractor to ensure proper sizing, installation, safety, and adherence to code.

[homeenergyscore.gov](http://homeenergyscore.gov)

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