Home Energy Score

Educational Module Insert for REALTOR® Trainings

Provide Home Energy Information Through DOE's Home Energy Score

A "miles-per-gallon" rating for homes to help your buying and selling clients*

- ✓ Lets sellers **showcase energy improvements** they have made to their home at time of sales
- ✓ Tells potential homebuyers **information** about a home's energy features

At time of sale, the Home Energy Score is –

FAST. Takes less than one hour in most homes.

AFFORDABLE. Free for Assessors to keep costs low.

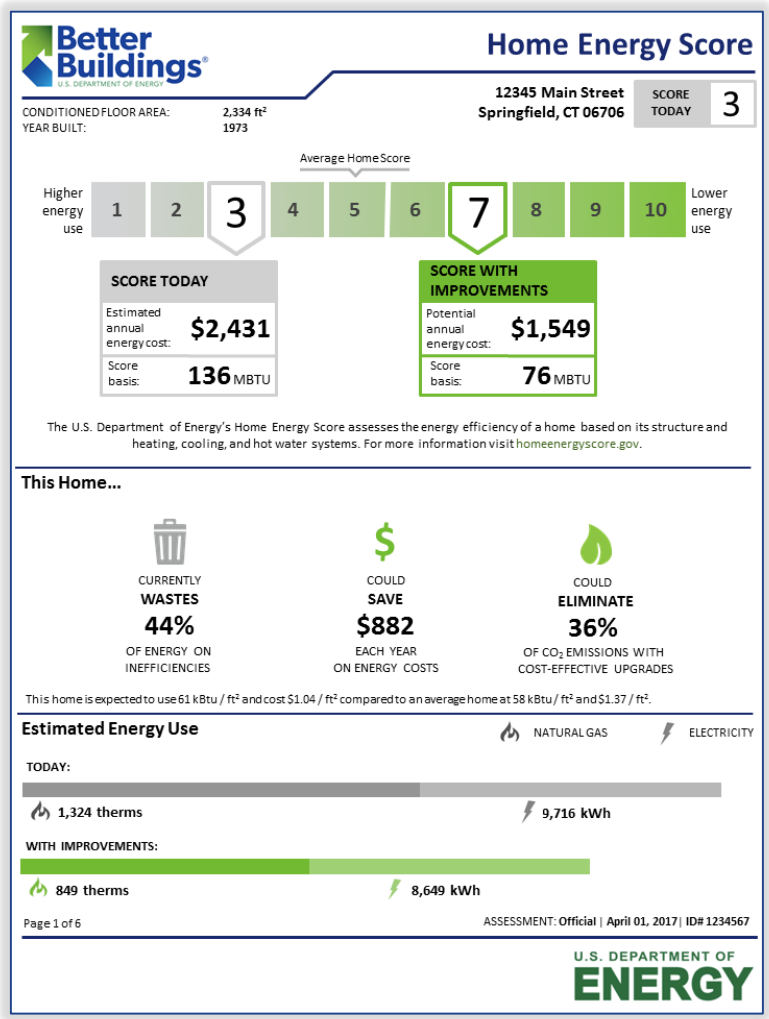
SIMPLE. Easy to understand 1 to 10 scale.

CREDIBLE. Created through robust testing and analysis.

FLEXIBLE. Available through various programs and software.

*Applicable for single-family homes and townhomes only.

A Tool for Your Clients' Homes



Better Buildings U.S. DEPARTMENT OF ENERGY

Home Energy Score

12345 Main Street
Springfield, CT 06706

SCORE TODAY 3

CONDITIONED FLOOR AREA: 2,334 ft²
YEAR BUILT: 1973

Average Home Score

Higher energy use | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Lower energy use

SCORE TODAY	
Estimated annual energy cost:	$2,431
Score basis:	136 MBTU

SCORE WITH IMPROVEMENTS	
Potential annual energy cost:	$1,549
Score basis:	76 MBTU

The U.S. Department of Energy's Home Energy Score assesses the energy efficiency of a home based on its structure and heating, cooling, and hot water systems. For more information visit homeenergyscore.gov.

This Home...

CURRENTLY WASTES	COULD SAVE	COULD ELIMINATE
44%	$882	36%
OF ENERGY ON INEFFICIENCIES	EACH YEAR ON ENERGY COSTS	OF CO_2 EMISSIONS WITH COST-EFFECTIVE UPGRADES

This home is expected to use 61 kBtu / ft² and cost $1.04 / ft² compared to an average home at 58 kBtu / ft² and $1.37 / ft².

Estimated Energy Use

NATURAL GAS | ELECTRICITY

TODAY:

1,324 therms | 9,716 kWh

WITH IMPROVEMENTS:

849 therms | 8,649 kWh

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ASSESSMENT: Official | April 01, 2017 | ID# 1234567

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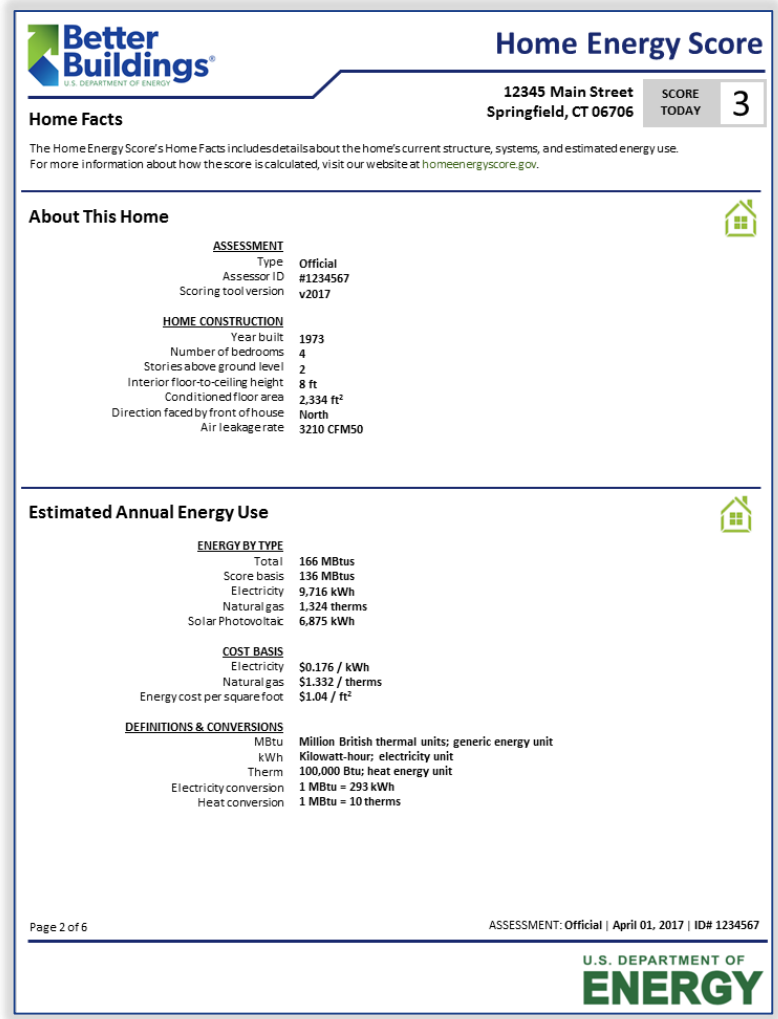
Cover page highlights key information.



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SCORE TODAY 3

Home Facts

The Home Energy Score's Home Facts includes details about the home's current structure, systems, and estimated energy use.
For more information about how the score is calculated, visit our website at homeenergyscore.gov.

About This Home

ASSESSMENT	
Type	Official
Assessor ID	#1234567
Scoring tool version	v2017
HOME CONSTRUCTION	
Year built	1973
Number of bedrooms	4
Stories above ground level	2
Interior floor-to-ceiling height	8 ft
Conditioned floor area	2,334 ft²
Direction faced by front of house	North
Air leakage rate	3210 CFM50

Estimated Annual Energy Use

ENERGY BY TYPE	
Total	166 MBtus
Score basis	136 MBtus
Electricity	9,716 kWh
Natural gas	1,324 therms
Solar Photovoltaic	6,875 kWh
COST BASIS	
Electricity	$0.176 / kWh
Natural gas	$1.332 / therms
Energy cost per square foot	$1.04 / ft²
DEFINITIONS & CONVERSIONS	
MBtu	Million British thermal units; generic energy unit
kWh	Kilowatt-hour; electricity unit
Therm	100,000 Btu; heat energy unit
Electricity conversion	1 MBtu = 293 kWh
Heat conversion	1 MBtu = 10 therms

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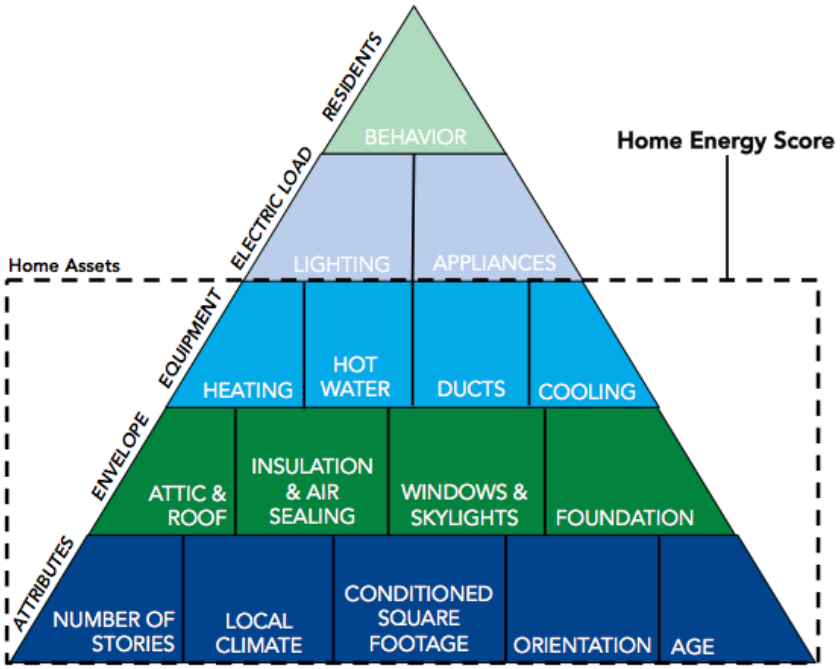
Six page report details the home's energy features and cost-effective energy solutions.

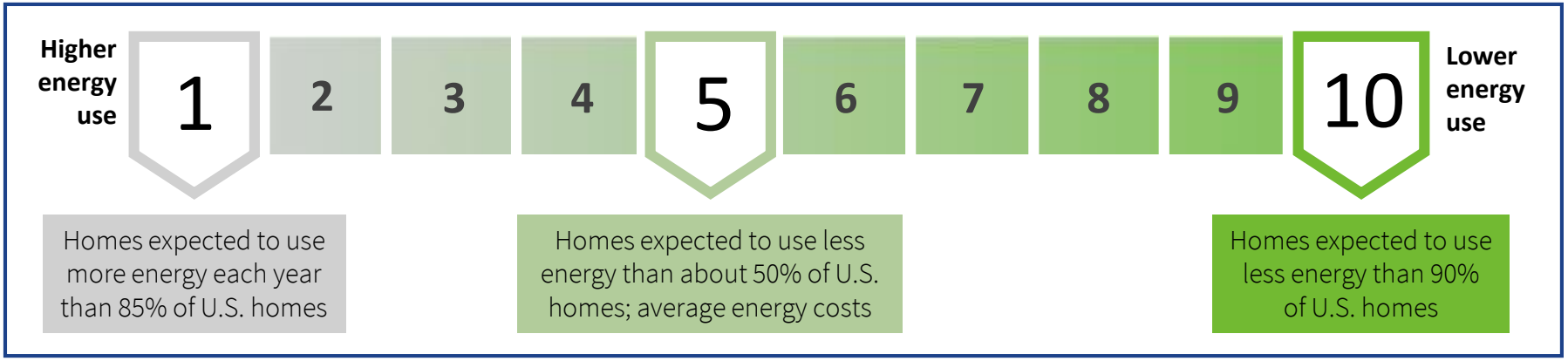
What A Home's Score Means

The Score is based on a home's assets, which typically convey at time of sale

- Assumes average weather for that location and standard assumptions of occupant behavior
- More useful and standard than past bills
- "Apples to apples" comparison between homes
- Can include solar panels in home's Score



The less energy a home is expected to use, the higher its Score



Why Your Clients Care

Buyers want as much information about a home as possible

- Build trust with buyers as you help them make an informed decision
- Protect clients from unexpected costs and discomforts
- Be a resource for clients on home improvements

Sellers can showcase their homes' features

- Homes with energy disclosure information sell faster
- Sellers want to satisfy buyer's desire for information
- Get money make for the energy improvements that have been made

Clients can gain access to additional financing products

- Fannie Mae's HomeStyle Energy mortgage loan product
- FHA's mortgage loan products
- Financing for high-scoring homes and home energy improvements

When to Get a Home Energy Score

When listing to showcase energy improvements

- Show the Score in the MLS listing to attract buyers
- Use MLS Green Fields to make the listing searchable by Score

When buying to get as much information as possible

- Many home inspectors can offer the Score as part of the home inspection

After moving in to inform energy improvements

- Get cost-effective investments that improve the Score, increase comfort, and lower bills

Getting Started

1 Learn More

Read the introductory presentation that explains the value of energy efficiency and how the Home Energy Score can help homes communicate their value. Find an Assessor near you to get a Score for your home.

2 Expand Your Business with the Score

Connect with Home Energy Score Partners working with real estate in your area to offer clients the Score. Utilize the Score in ways that are best for your business: work with buyers to make informed choices, with sellers to feature green homes, or both.

3 Showcase Your Knowledge

Use customizable marketing materials to reach your clients and differentiate yourself in the marketplace. Help your clients Find an Assessor to get a Score.

4 Take Advantage of the Score

Use CMLS's Home Energy Information Guide to include the Score in MLS listings. Ensure lenders use the Appraisal Institute's Green and Energy Efficient Addendum to include the Score in the home's appraisal. Access additional financing through products offered by Fannie Mae, Freddie Mac, and FHA.

5 Tell Your Story

Share your success and get featured on the Home Energy Score website. Email us at homeenergyscore@ee.doe.gov and let us know how you have incorporated the Home Energy Score in your business.