








HOUSE SHOPPING?



Here are a few features to look for in choosing an energy efficient home that will provide you with savings now and for many years to come:

-  Make sure the house is well insulated. The recommended R factor for the attic is R-30, for the exterior walls - R-13, the crawl space - R-19 and the basement ceiling - R-11. R-4 is recommended for duct work. Don't let heating and cooling costs fly out the window.
-  Make sure the heating and cooling systems (look to see if the home has a programmable thermostat with the ENERGY STAR label) are in tip-top shape and are energy efficient. The majority of heat loss in a home is through the roof. Check the attic fans to see if they are in good working condition. A cooler, well-ventilated attic will reduce cooling costs.
-  Make sure the windows are double-glazed (two panes - insulates almost twice as much as single panes) or single-glazed with a storm window. Windows with wood and vinyl frames are better insulators than ones with aluminum frames. The air space between the panes has a major impact on the efficiency performance. The wider the air space is the better, not to exceed one inch, because beyond that, efficiency gains cease.
-  Make sure the house has adequate wiring for the quantity and type of appliances you have. Check on the condition and age of electrical system. Check to see what the monthly utility costs are.
-  Make sure there are no water leaks. One drip per second wastes about 6,000 gallons of water a year.

Buying an energy efficient home is an investment that will pay off in the years ahead.

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