

REQUIRED HANDOUT PURSUANT TO 266 CMR 6.08

Pursuant to M.G.L. c. 13, s. 97A, and 266 CMR 6.08 Home Inspectors and Associate Home Inspectors are required to provide a document outlining the procedures and benefits of a home energy audit to all Clients purchasing a single-family residential dwelling, a multiple-family residential dwelling with less than 5 dwelling units or a condominium unit in structure with less than 5 dwelling units.

CONCERNED ABOUT RISING ENERGY COSTS? MASSSAVE CAN HELP.

There are so many great reasons to make energy-saving changes to your home—reduced energy costs throughout the year, improved home comfort, and lower greenhouse gas emissions.

- MassSave may provide you a no-cost home energy assessment to identify the energy-saving improvements that are right for you.
- MassSave may provide money toward the cost of purchasing and installing approved energy-saving measures and money-saving rebates when you install qualifying energy efficient equipment.

Get started today. Call MassSAVE at 866-527-7283 or go to www.masssave.com for more information or to schedule your home energy audit.

SAVING ENERGY AT HOME

• Choosing The Right Lighting • Easy-To-Do Tips



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I WANT TO BUY A LIGHT BULB...

Here's an easy guide to help you make the right choices when purchasing light bulbs for your home.

What is the Difference Between Incandescent Bulbs and LEDs?

What will each cost me over time?

		
Bulb Type	Incandescent	LED
Power Used (Watts)	60	8 - 12.5
Light Output (Lumens)	800	800
Lifetime (Hours)	1,000	15,000 - 20,000
Annual Operating Cost*	\$12.61	\$1.89
Lifetime Savings**	\$0	\$130 - \$230

How Much Light Do I Want?

Lumens tell you how bright a bulb is. Use this chart to determine which ENERGY STAR® certified light bulb will provide the same amount of light as your current incandescent light bulbs.

Minimum Light Output (Lumens)	Incandescent Bulbs (Watts)	LEDs (Watts)
450	40	6 - 9
800	60	8 - 12.5
1,100	75	13 - 15
1,600	100	16 - 20
2,600	150	25 - 28

* Assumes 3.7 hours of daily use at \$0.18 cost per kWh ** Lifetime Savings are calculated relative to the life of an LED bulb

How do I know I am buying a quality bulb?



Products earning the ENERGY STAR® label have met energy consumption and performance standards measured and verified with independent testing. The Environmental Protection Agency establishes the specifications and guidelines for the testing. ENERGY STAR certified products include consumer electronics, appliances, heating and cooling equipment, water heaters, and building products. Look for the ENERGY STAR label on the products you are considering.

What does the information on the light bulb package mean?

Lighting Facts Per Bulb	
Brightness	800 Lumens
Estimated Yearly Energy Cost	\$1.02
Based on 3 hrs/day, 11¢ kWh, Cost depends on rates and use.	
Life	22.9 years
Based on 3 hrs/day	
Light Appearance	Warm
2700K	
Energy Used	8.5 Watts

-  **ENERGY STAR Logo** - Indicates which LEDs meet ENERGY STAR requirements for efficiency, lifetime, and quality.
-  **Life** - Estimates in years how long the bulb will last. Long life bulbs save you the hassle of frequent bulb changes.
-  **Light Appearance** - Tells you the shade of light. Incandescents produce warm white light between 2,700 and 3,000K. Bulbs that produce cooler or more bluish light will have a higher rating, such as 3,500 - 6,500K.
-  **Energy Used (Watts)** - Measures bulb energy use, not brightness.

Go to energystar.gov and your local electric utility website for more information on lighting and lighting products.



BUT THERE ARE SO MANY CHOICES



A-SHAPED

Table and pendant lamps



GLOBE

Vanity strips and pendant lamps



CANDLE

Chandeliers and decorative lighting



FLOOD

Recessed cans and security lights

Choosing The Right Color

With ENERGY STAR® light bulbs, you have options for your white light. Light color is measured on the Kelvin scale (K). As you see below, lower numbers mean light appears yellowish, and higher numbers mean the light is whiter or bluer.



Warm White, Soft White

Standard color of incandescent bulbs.

2700K - 3000K

Cool White, Natural White

Good for kitchens and work spaces.

3500K - 4100K

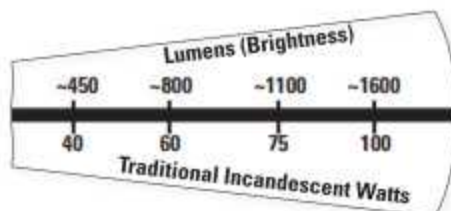
Natural or Daylight

Good for reading. (Think blue sky at noon)

5000K - 6500K

Lumens = Brightness

Lumens tell you how bright a bulb is. More lumens mean brighter light. For example: When replacing a 60-watt traditional incandescent bulb, look for a bulb that produces about 800 lumens.



It's Easy To Find The Right LED Bulb

LEDs	Table/ Floor Lamps	Pendant Fixtures	Ceiling Fixtures	Ceiling Fans	Wall Sconces	Recessed Cans	Track Lighting	Outdoor Covered	Outdoor Lighting
General Illumination									
Reflector									

Dimmer: Look for an ENERGY STAR certified bulb that is marked "Dimmable."

Three-way socket: Look for an ENERGY STAR certified bulb that is marked "3-Way."

Electronic control: Check with the manufacturer of your photocell, motion sensor, or timer for compatibility with energy-efficient lighting.



ENERGY-SAVING TIPS

Lighting

- Turn off lights when you leave a room or when they're not needed.
- Use light-emitting diode bulbs (LEDs) for your lighting needs.

Appliances & Electronics

- Look for the ENERGY STAR® label when shopping for a variety of electronics and appliances, such as light bulbs, dehumidifier, ceiling fans, TVs, DVD players/recorders, home stereo equipment, cordless phones, dishwashers, clothes washers and dryers, refrigerators and freezers. The ENERGY STAR label lets you know the product is one of the more efficient ones on the market. They will save you money everyday!

Washer & Dryer

- Wash clothes in cold or warm water rather than hot, and rinse in cold water. The temperature of the rinse water has no effect on cleaning. Also, put heavy loads (such as towels or blankets) through the spin cycle twice, if your machine allows you to do this. This will remove more of the water and make the drying time shorter.
- Always fill the washer and dryer to capacity whenever possible. If you must wash smaller loads of laundry, use the proper water level for each individual load.
- When you use a dryer, be sure to clean the lint filter after each load.

Dishwasher

- Be sure that the dishwasher is full, but not overloaded. Use the shortest wash cycle that will clean your dishes properly. Be sure to use the recommended amount of detergent.
- Turn off the drying cycle on your dishwasher; open the door and let the dishware and silverware air dry.
- When hand washing dishes, fill the sink with water and use a stopper. Fill a large pot rather than wash or rinse dishes under running hot water.

Refrigerator

- The recommended temperature for your refrigerator is between 38° F to 40° F. Don't over cool!

Oven & Range

- Put a lid on a pot to boil water. The water boils faster and you'll use less energy.
- Prepare meals in a slow cooker, electric frying pan, toaster oven or microwave when you can.
- Allow frozen meats to thaw in the refrigerator completely before cooking.

Heating & Cooling

- During the hot summer months, close insulated drapes or shades to keep out unwanted heat and sun. In the winter, open the drapes and shades to let the heat from the sun in! On cloudy days, close drapes and shades to cut down on heat loss.
- Close heating vents and radiator valves in unused areas. Make sure that drapes and furniture do not block registers for supply or return air.
- Keep doors and windows closed as much as possible. This includes closet doors and rooms not in use.
- Use fans instead of air conditioners whenever possible.
- Keep outside heating exhaust vents clear of snow.
- Have your furnace/boiler checked and cleaned annually.
- Change heating system filters regularly.

Water

- Save water costs by turning off the tap when you shave or brush your teeth.
- Many hot water heaters are factory set for 140° F which is a lot higher than you need. Reset it to 120° F.
- Take showers instead of baths. A three-minute shower uses about half the water of a bath and reduces your hot water heating needs.

To learn more,
visit MassSave.com



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Helping you get more value for your energy dollars, by taking simple steps



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Concerned about rising energy costs? MassSAVE can help.

Designed to save you money and improve your home's energy efficiency, MassSAVE offers:

- **A no-cost home energy assessment** to identify the energy-saving improvements that are right for you
- **Up to \$2,000** toward the cost of purchasing and installing approved energy-saving measures
- **Money-saving rebates** when you install qualifying energy-efficient equipment

**For Audit Information
Call 866-527-SAVE**

Learn more today!

Visit www.masssave.com for energy-saving tips, resources and savings offered by each of our participating sponsors.

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MassSAVE is the Residential Conservation Service Program funded by gas and electric ratepayers. The Program is operated according to state law and under the regulations of the Massachusetts Department of Public Utilities and the Massachusetts Department of Energy Resources. Some restrictions apply; program subject to change. Customers with limited incomes may be eligible for free services. Referrals will be made to local agencies.

www.masssave.com