

Green Homebuyer Guide

Fact #1

In this region, energy will likely be your **2nd highest cost of homeownership**, after mortgage, taxes, and insurance.

Fact #2

In most homes, cost-effective air sealing and insulation upgrades can **lower heating bills** and **improve comfort** year round.

Plan Ahead and Save

Energy efficiency improvements **within your first year** of home ownership will save you money, protect your home, and make your family more comfortable for years to come.

What energy efficiency improvements should I plan for?

DEFINITELY

Weatherization – Hire a certified home performance contractor to help you **seal air leaks and add insulation**, especially in the basement and attic. Facts about weatherization:

- **Total cost** can vary from <\$4,000 to over \$12,000 (average \$6,000-\$8,000 before rebates).
- **Rebates & financing** programs available for all income levels in both states.
- **Energy savings** between 15% and 30%, or hundreds of dollars per year.
- **Comfort:** warmer in winter, cooler in summer, and fewer drafts and cold spots.
- **Durability & safety:** reduce or eliminate ice dams, mold, rot, and pests.

MAYBE

Equipment – As needed, replace old heating systems, hot water heaters, and other appliances with **ENERGY STAR certified** equipment. Heat pumps and central wood pellet boilers are great alternatives to fossil fuel heating systems and hot water heaters.

Other Home Projects – Don't miss **cost-effective opportunities** to seal air leaks and add insulation as part of other home improvement projects like painting or renovating. When in doubt, consult a home performance contractor for ideas and advice.



Free Online Resources
vitalcommunities.org/greenrealestate