



**A Closer  
LOOK**  
INSPECTION SERVICES

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The recent increase in energy cost has reinforced the need to improve the energy efficiency of our homes. Significant decrease in energy use is possible by applying specific improvements to the home. Improved durability of the home, reduced maintenance, improved indoor air quality and higher resale value of the home are all additional benefits to improving the energy efficiency of your home.

The energy crunch in the 1970's started several federal government programs that have developed 20 years of data that can now provide us with specific improvements that will make quantitative decreases in the energy use of a wide range of products. Most people are familiar with Energy Star. This is a rating program that has been adopted by many appliance manufacturers (such as the monitor that you are reading this web page on) and is now in wide spread use across the nation.

The Department of Energy (DOE) and Environmental Protection Agency (EPA) have combined data relating to home structures and developed strategies to improve the energy efficiency of homes. The Energy Star rating is now available for new construction and Preowned homes. A benchmark of a 30% improvement in efficiency above the typical 1985 constructed home has been set to acquire the Energy Star rating. More information about this program can be found at [www.Myenergystarhome.com](http://www.Myenergystarhome.com). It is important to remember that any improvement in efficiency will decrease the energy cost while living in the home.

Typical features of an Energy Star home is a more efficient building envelope, tight construction, advanced windows, an efficient HVAC air distribution system and energy efficient equipment. About 2% of the homes currently being built in the Dallas / Ft Worth metroplex area meet the Energy Star standards. Most homes test out at an energy equivalent of the typical 1985 constructed home. Evaluation and testing of the energy efficiency of the home is performed by a Home Energy Rating Service (HERS).

