

Top Tips – Green / Energy Saving Improvements

- Improvements that will help you use less energy but may not have a positive impact on the sale price:
 - Add foam insulation to outlets and switch plates
 - Caulk or apply spray foam areas where air might be escaping, entering or moving
 - Install CFL light bulbs
 - Install programmable thermostats
 - Weather strip all exterior doors
 - Weather strip, seal and/or insulate attic access hatch, house vent and fireplace draft
 - Insulate hot water heater, hot water pipes and heat pipes
 - Evaluate windows – are they operating properly for a full seal?

- Improvements that will help your home sell quicker and at a higher price:
 - Conduct a home energy audit and complete all upgrades – provide before and after docs
 - Change out your oil fired boiler to natural gas or propane and change from steam to hot water
 - Separate hot water production from heat – use a wall mounted, on demand gas system
 - Add mini-split heat pumps on second floor for space heat and air conditioning
 - Add a pellet, wood or gas fireplace or stove or two
 - Upgrade or repair your windows (unless you are in a historic home)
 - Spray foam basement walls and add insulation to attic

Information & Resources

www.energymaine.com

www.energy.gov

www.portlandlandmarks.org

www.cornerstonebr.com

www.benchmarkmaine.com

