

Ask the

INSPECTOR...

Brought to you by AmeriSpec of Canada



Here's a question for you. How many times in the past year have you heard conversations that include comments such as "My utility bills were brutal last month! I wish there was something I could do to save money on energy costs."? AmeriSpec is here to tell you that there is a program available in

Canada to not only save money on energy costs, but also help protect the environment, and provide you an abundance of information about energy usage and energy efficiency of your home at the same time. Read on if you're interested in finding out more about the...

EnerGuide for Houses Program

The EnerGuide for Houses program was developed by Natural Resources Canada (NRCan) to help homeowners get independent expert advice about the current energy efficiency of their home and how to improve the energy efficiency of their home through renovations. The program is intended

to further Canada's objectives in reducing greenhouse gas emissions as a part of Canada's climate change solution. AmeriSpec recently submitted a proposal to NRCan, which was accepted and has resulted in AmeriSpec being awarded Delivery Agent Status for the EnerGuide for Houses Program.

What does an EnerGuide Energy Assessment involve?

During an energy assessment, AmeriSpec will collect data regarding a home's age, geometry and building envelope characteristics, and mechanical systems. A blower door test is performed to calculate air leakage characteristics for the home and to determine how much heat is lost to the outdoors through air leakage. The house data and blower door results are then entered into a computer software-modeling program called HOT2XP. The software models the energy performance of the home and the results of the model assist in developing key recommendations to the homeowner regarding types of renovations/upgrades they should consider undertaking to improve the energy efficiency of the home and to save money.

Following the assessment, AmeriSpec guides the homeowner through the assessment report, discusses recommended upgrades/benefits using state of the art energy practices and provides an EnerGuide rating label. The label is a measure of the home's energy performance. You may have seen a similar label on major household appliances (i.e. refrigerators, stoves) that you recently purchased; in the EnerGuide for Houses case the rating is actually for the home. The advisor explains the current rating and potential rating for the home if the homeowner were to implement the recommendations that are identified during the assessment.

For more information visit us on the web at
www.amerispec.ca/energguide



Each office independently owned and operated

"House As A System" Approach

Have you ever wondered how the various components in a home work together? Ventilation and heating components, construction materials, assembly techniques, and the behaviour of occupants within a home all interact with each other. Replacing or adjusting one

component of a house without considering the influence it has on other components can actually waste energy and money and potentially create unhealthy indoor air quality conditions in a home. The EnerGuide for Houses program considers this prior to recommending adjustments or upgrades.

Is an EnerGuide for Houses assessment the same as a home inspection?

No. A home inspection involves a thorough examination of the overall physical conditions of a home, including reporting on components that are significantly deficient or near the end of their service lives. The scope of an EnerGuide for Houses assessment includes data collection regarding certain building envelope conditions as they relate to energy efficiency and provides a report that includes a detailed analysis of the home's energy performance and recommended energy efficiency improvements. The scope of a home inspection is different and includes

inspection of house components that are not part of an energy assessment, including structural items (foundation and framing), exterior wall coverings, flashings and trim, attached decks/railings, roof coverings, drainage systems, and plumbing and electrical system components. There is some overlap in the components of an energy assessment and a home inspection, however, the services are different because they focus on different aspects of the home and provide different information to the client.

Who should consider having an EnerGuide for Houses Assessment?

Anyone who is:

- interested in reducing heating/cooling expenses,
- planning a home renovation; incorporating energy efficiency improvements to home renovations can often pay for themselves with the realized energy cost savings over time,
- interested in improving value/marketability. The effectiveness of renovation work on energy efficiency can be demonstrated from an EnerGuide for Houses assessment after the renovation work has been completed, and
- interested in improving home comfort.

For more information regarding the EnerGuide For Houses program, check out www.energuide.nrcan.gc.ca/houses or contact your local AmeriSpec office.

For further information please contact: