



Easy Energy Efficiency

Living in sunny, warm California has many perks, but a small utility bill is rarely one of them. An energy-guzzling house can deter future buyers and tenants, even with a lower price or rent.

Here are some easy energy efficient improvements without breaking the bank.

1. **Lighting.** Save money with little upfront costs by installing new, energy-efficient lighting. Light emitting diode (LED) light bulbs last up to 30 times longer than regular incandescent bulbs and consume about one-third the amount of energy. Best of all, LED bulbs don't give off much heat.
2. **Fans.** Save on cooling costs by installing a whole house fan in your attic. It works with an air conditioning unit by pulling hot air out and cool air through the home during nighttime hours, pre-cooling your home for the hotter daytime hours. On average, it reduces cooling costs by 50%-90% a year and costs an initial \$1,000-\$2,400 to install.
3. **Sealing.** The areas around doors and windows are the most obvious spots in need of proper sealing, especially in older homes. You can seal the leaks yourself for the cost of materials (around \$100). Or, hire a professional for around \$2,000. The savings average 20% of your annual heating and cooling costs, plus 10% of the home's total energy costs.
4. **Appliances.** Buyers and tenants love to see EnergyStar appliances already installed throughout a home — refrigerators, washing machines, dryers, air conditioners, water heaters, dishwashers. New appliances come with an upfront cost, but when you're in the market for a new appliance, be sure to buy one with the EnergyStar label.

Call me today with any questions about the value of an upgraded, energy-efficient home to lease, sell, refinance or simply own.