



Energy-efficient upgrades save you money and raise your home's resale value, but they carry a high upfront cost. Before committing to major energy upgrades, try these smart alternatives.

### 1 Purchase EnergyStar appliances

**Smart Upgrade** — While EnergyStar appliances are a worthwhile investment for your home's energy profile, an easy alternative is limiting your large appliances to off-peak hours. Clean up your monthly energy bill by watching your washer and dryer. Remember to wash clothing in cold water when possible and only dry full loads.

### 2 Install multi-paned windows with energy-efficient coatings

**Smart Upgrade** — Before resorting to a complete window replacement, try sealing your windows with weather stripping and caulk to stop any leaks. Don't sweat over major renovations, cover windows with curtains and plant trees outside for extra shade. A short trip to the hardware store can lower your heating and cooling costs.

### 3 Purchase energy-efficient light fixtures

**Smart Upgrade** — Modern energy-efficient light fixtures can be pricey, but the bulb is the most important part. Swap out old light bulbs with more environmentally and economically friendly LED and CFL bulbs.



### Bonus: Get a professional energy audit

**Smart Upgrade** — The U.S. Department of Energy recommends conducting your own home energy audit before consulting a professional. Get a basic sense of where to start your smart energy upgrades at <https://www.energy.gov/energysaver/do-it-yourself-home-energy-assessments> before deciding on a full commitment.

Demonstrating your home's low energy profile boosts its value and reduces monthly costs.

Contact me for more ways to quickly improve your home. My expert services include the evaluation, sale, lease or refinance of your home.