



Home Energy Scores and the Real Estate Transaction

www.HealthyHabitat.org

503-330-1514



Healthy
Habitat.org

Caring for the places we live, work, and play.

Home Energy Scores and the Real Estate Transaction

Continued Education Instructor

— Brian Denne —

Credentials

Healthy
Habitat.org



-Executive
Director of
Operations and
Development.

Home
Energy
Score.com



-Founder / Owner
-Certified Energy
Assessor

General
Contractor



-Contractor since 1995
-President of the
Portland Metropolitan
Chapter of International
Association of Certified
Home Inspectors

Home
Performance



-Board of Directors
- President of the
Home Performance
Guild of Oregon

Healthy Habitat.org is an Oregon 501(c)3 Nonprofit organization

Why do we have a Home Energy Score Program

How the program works

RMLS Score entering

One click process and staying compliant when adding an HES to your Listing

What is a Home Energy Score / Report

How a Score Number is determined

Educating your Clients about HES

What the Score means to Sellers and Buyers (common misconceptions)

Assessors, Rebates, and Contractors

Building a relationship with an Energy Assessor, and what to do now that your Client has a Home Energy Score report in hand

Why?

Why do we have a Home Energy Score Program?

The City of Portland has created a Climate Action Plan with the goal of reducing carbon emissions as reported in the year 1990, by 80% before the year 2050.

The HES program provides a comparison from property to property, on the estimated Energy Cost that the home will use for the average Portland Family. This is a detailed look at the efficiency of the home's systems such as Heating, Cooling, and Insulation Levels.



Insight into energy usage

Resources are being overused (and sometimes wasted) without homeowners knowing



Room for Energy improvement

Energy costs are higher than needed due to inefficient systems in our buildings, or incorrect energy saving improvements being made



Reduction of demand to our Energy Grid

Natural resources are in heightened demand as our population grows



Less Emissions = Cleaner Air

No matter what your stance is on the Home Energy Score program... we can all agree that lower cost energy rates, and cleaner air, will benefit all of us.

Why?

Why do we have a Home Energy Score Program?

A Home Energy Score:

- Allows new home buyers to have insight into the full costs owning a home
- Provides a preview of many items that would be addressed in the home inspection process
- Shows a detailed report for the homes systems (heating, cooling, etc.) and their efficiency Levels.



Home Energy Score Report

How?



HOME PROFILE

LOCATION:

7316 SW 29th Ave
Portland, OR 97219

YEAR BUILT:

1929

HEATED FLOOR AREA:

1,520 sq.ft.

NUMBER OF BEDROOMS:

3

ASSESSMENT

ASSESSMENT DATE:

08/14/2019

SCORE EXPIRATION DATE:

08/14/2027

ASSESSOR:

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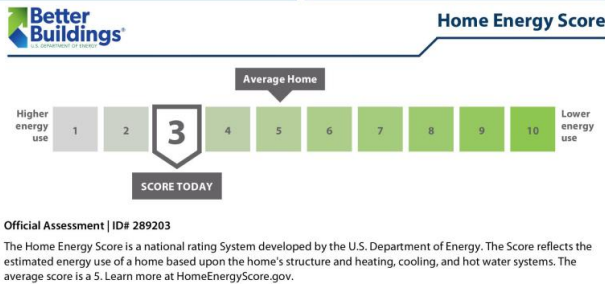
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to improve this score
and use less energy!*



U.S. DEPARTMENT OF
ENERGY

THIS HOME'S
SCORE **3**
OUT OF 10

THIS HOME'S ESTIMATED
ENERGY COSTS
\$1,598
PER YEAR



HOW MUCH ENERGY IS THIS HOME LIKELY TO USE?

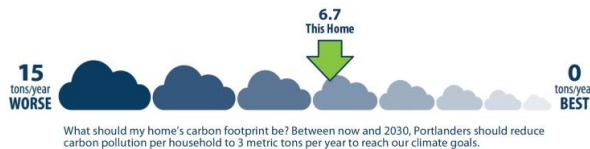
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Other: \$0
Renewable Generation: (\$0)

TOTAL ENERGY COSTS PER YEAR \$1,598

How much
renewable
energy does
this home
generate?

_____ kWh/yr

THIS HOME'S CARBON FOOTPRINT:



- Actual energy use and costs may vary based on occupant behavior and other factors.
- Estimated energy costs were calculated based on current utility prices (\$0.11/kwh for electricity; \$0.99/therm for natural gas; \$2.58/gal for heating oil; \$2.21/gal for propane).
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- Relisting 2-7 years after the assessment date requires a free reprint of the Report from us.greenbuildingregistry.com to update energy and carbon information.
- This report meets Oregon's Home Energy Performance Score Standard and complies with Portland City Code Chapter 17.108.**

Score today:
3

Score with priority improvements:
6

Estimated energy savings with priority improvements:
\$336 PER YEAR

Estimated carbon reduction with priority improvements:
21% PER YEAR

TACKLE ENERGY WASTE TODAY!

Enjoy the rewards of a comfortable, energy efficient home that saves you money.

- ☒ Get your home energy assessment. Done!
- ☐ Choose energy improvements from the list of recommendations below.
- ☐ Select a contractor (or two, for comparison) and obtain bids.
Checkout www.energytrust.org/findacontractor or call toll free **1-866-368-7878**.
- ☐ Explore financing options at communityenergyproject.org or energytrust.org.
- ☐ Visit the following resources to learn about easy changes you can make today: communityenergyproject.org/services or energytrust.org/solutions/insulation-and-air-sealing/

PRIORITY ENERGY IMPROVEMENTS | 10 YEAR PAYBACK OR LESS

FEATURE	TODAY'S CONDITION ¹	RECOMMENDED IMPROVEMENTS
Attic insulation	Ceiling insulated to R-3	Insulate to R-38 or R-49 if code requires it
Duct sealing	Un-sealed	Reduce leakage to a maximum of 10% of total airflow
Envelope/Air sealing	Not professionally air sealed	Professionally air seal
Water Heater	Electric	When replacing, upgrade to ENERGY STAR, (EF>=2.67 or UEF>=2.67)

ADDITIONAL ENERGY RECOMMENDATIONS

FEATURE	TODAY'S CONDITION ¹	RECOMMENDED IMPROVEMENTS
Solar PV	N/A	Visit www.energytrust.org/solar to learn more
Wall insulation	Insulated to R-0	Fully insulate wall cavities
Air Conditioner	14 SEER	
Basement wall insulation	Insulated to R-0	
Cathedral Ceiling/Roof	Roof insulated to R-11	
Duct insulation	Un-insulated	
Floor insulation	Insulated to R-0	
Foundation wall insulation	N/A	
Heating equipment	Natural gas furnace 96% AFUE	
Skylights	N/A	
Windows	Double-pane, low-E glass	

- To achieve the "Score with Priority Improvements" all recommended improvements in the Priority Energy Improvements section must be completed. These priority improvements have a simple payback of ten years or less.
- Additional energy efficiency improvements may take longer than ten years to make a return on investment but can have a significant impact on the comfort, efficiency and environmental impact of your home.
- If your home has an oil furnace it is recommended you replace it with a high efficiency electric heat pump.
- Today's Condition represents the majority condition for that feature in the home.

The Home Energy Score is a comparison tool that gauges a home's energy consumption when compared to the average Portland house.

How?

Home Energy Score Report



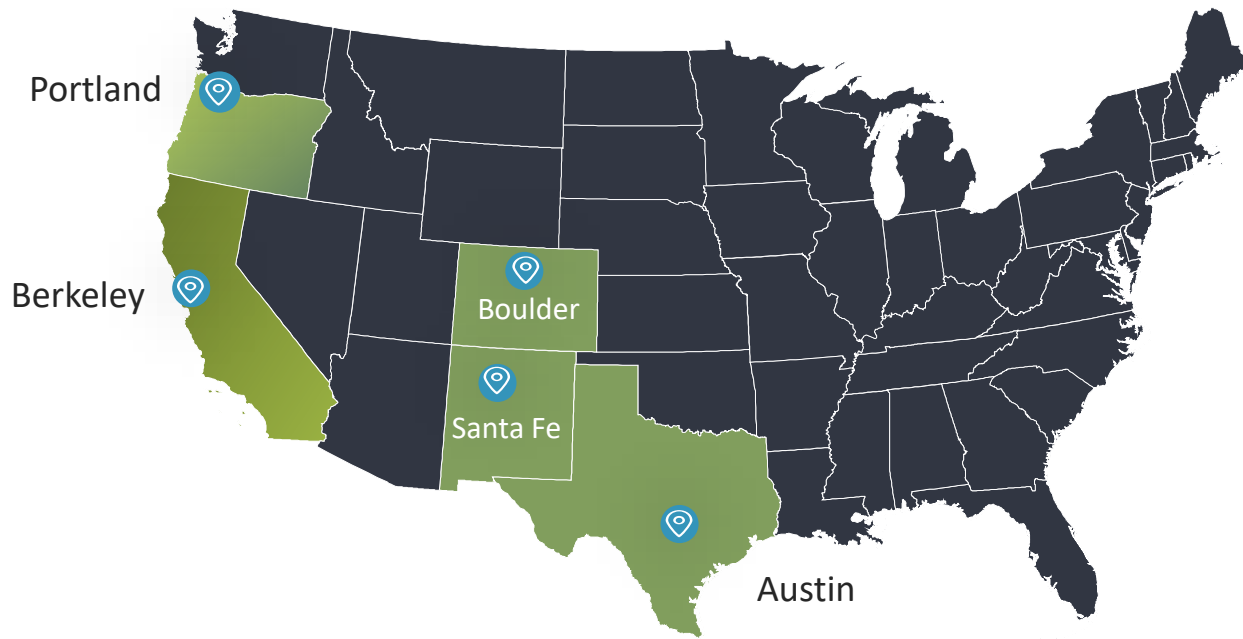
Larger



Smaller



Average Portland Home

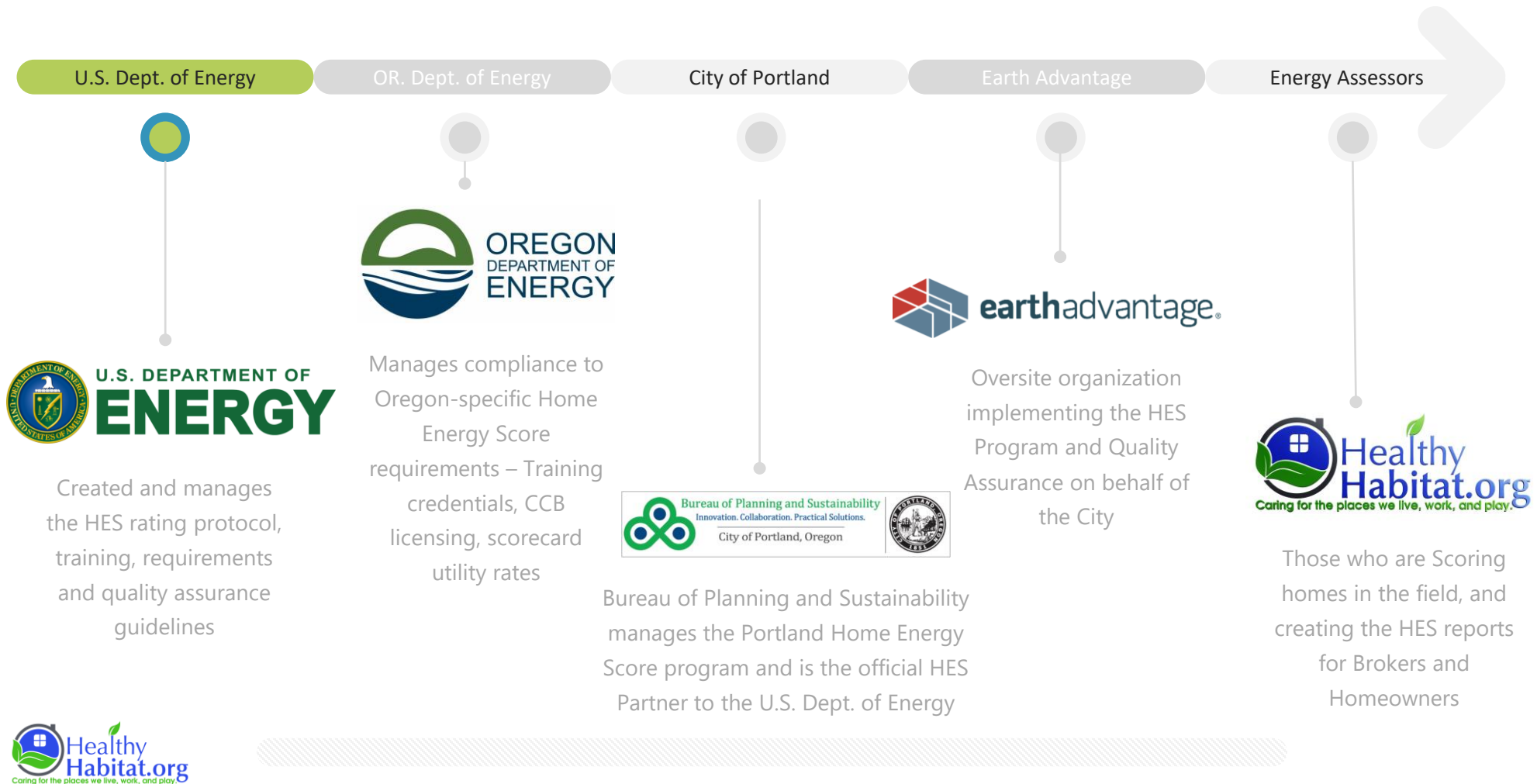


Cities with Home Energy Score disclosure requirements



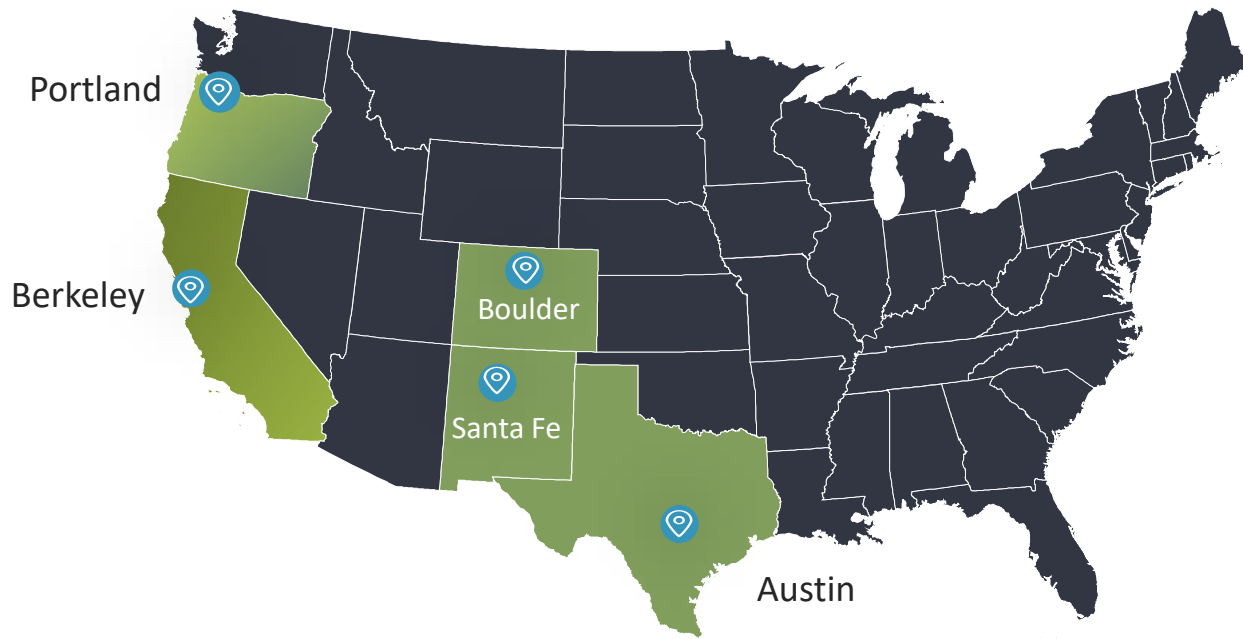
Energy Score programs are conducted throughout the United States.

— Program Entities and Roles

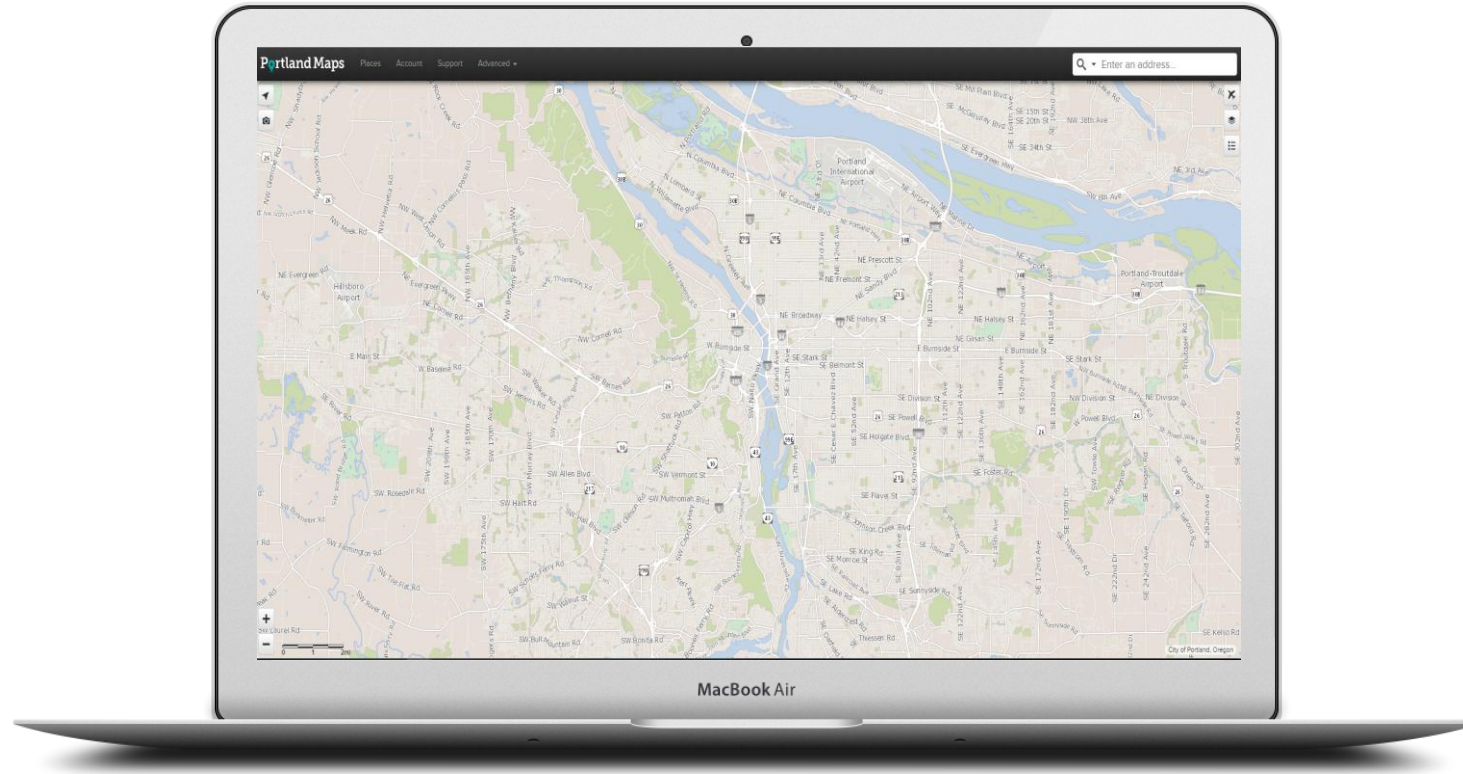


— Program Entities and Roles (Milwaukie Oct. 1st of 2020)



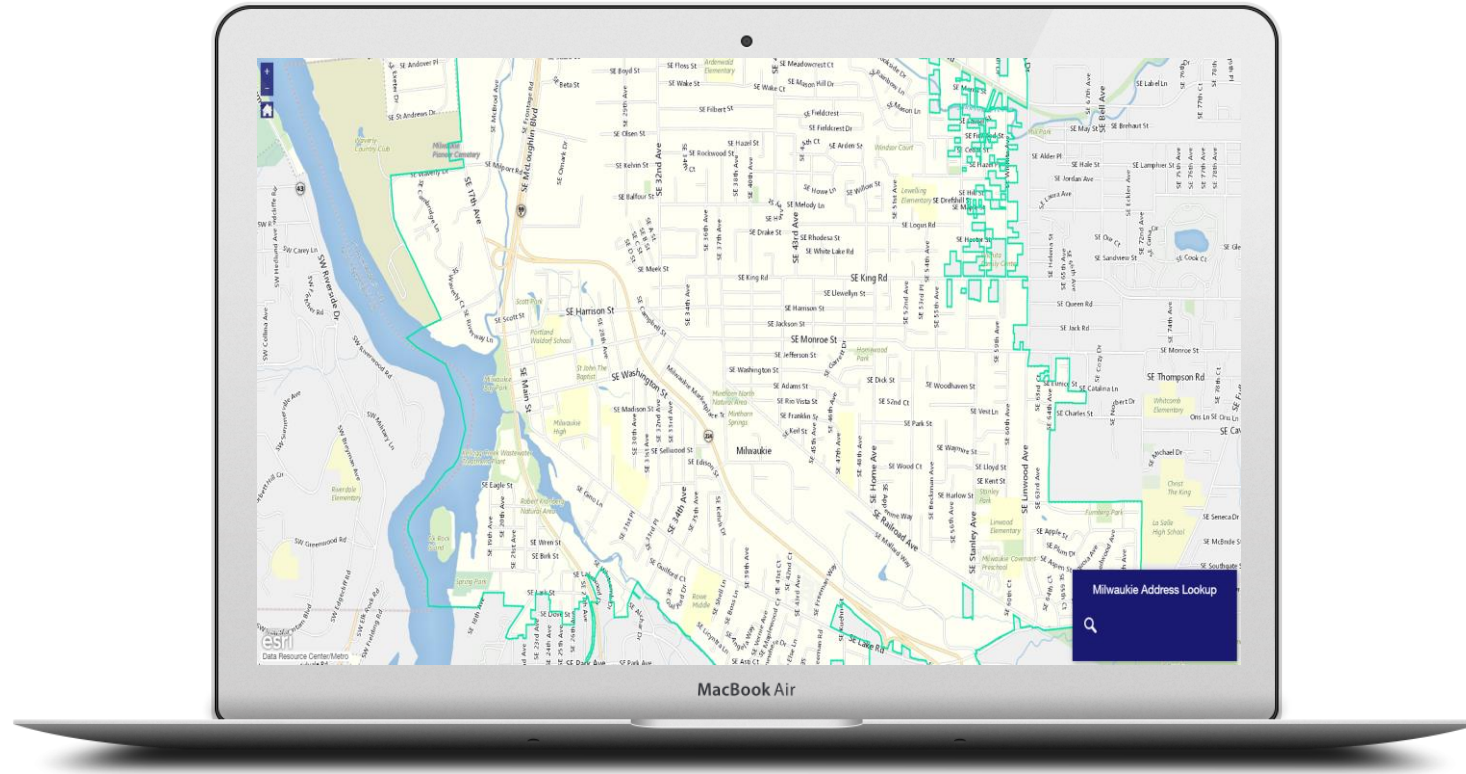


**Is your Listing inside of the
“Portland Proper” boundary and
in need of a Home Energy Score?**



PortlandMaps.com

- The only resource to determine if your Listing needs a Home Energy Score



MilwaukieMaps.com

- The only resource to determine if your Listing needs a Home Energy Score



— Homes that are required to have a Home Energy Score

Any home inside of Portland Proper, **other than “Stacked Unit” Condominiums**



Single Family



Townhouse / Condos



Multiplex



STACKED UNITS

Program Requirements

Step 2 - Upload into the RMLS

Upload the Home Energy Score
report to the back end of your
RMLS listing.

Compliance

Only when all 3 steps are
completed is the Listing in
Compliance with the city
ordinance.

1

Step 1 - Get a Home Energy Score

Prior to listing the property for
sale, or any type of marketing is
released, obtain a Home Energy
Score report from an authorized
Portland Home Energy Assessor.

2

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Step 3 – Publicly Display the report

Make the report available inside
of the property by either
providing multiple take-away
prints or by placing the report in
a permanent binder or “home
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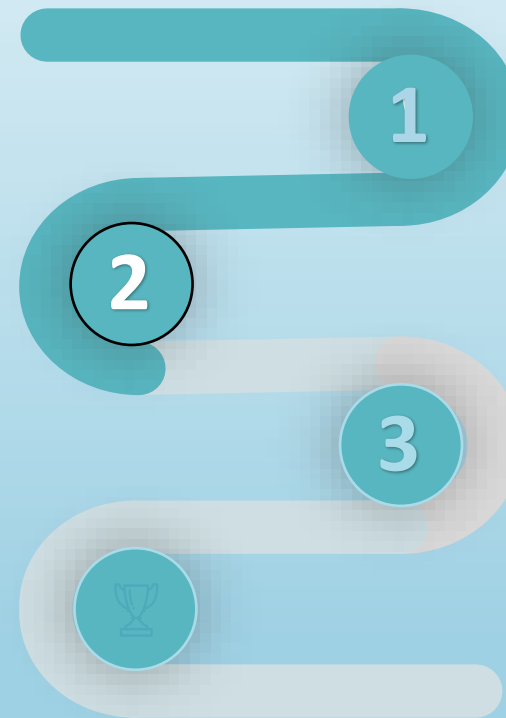
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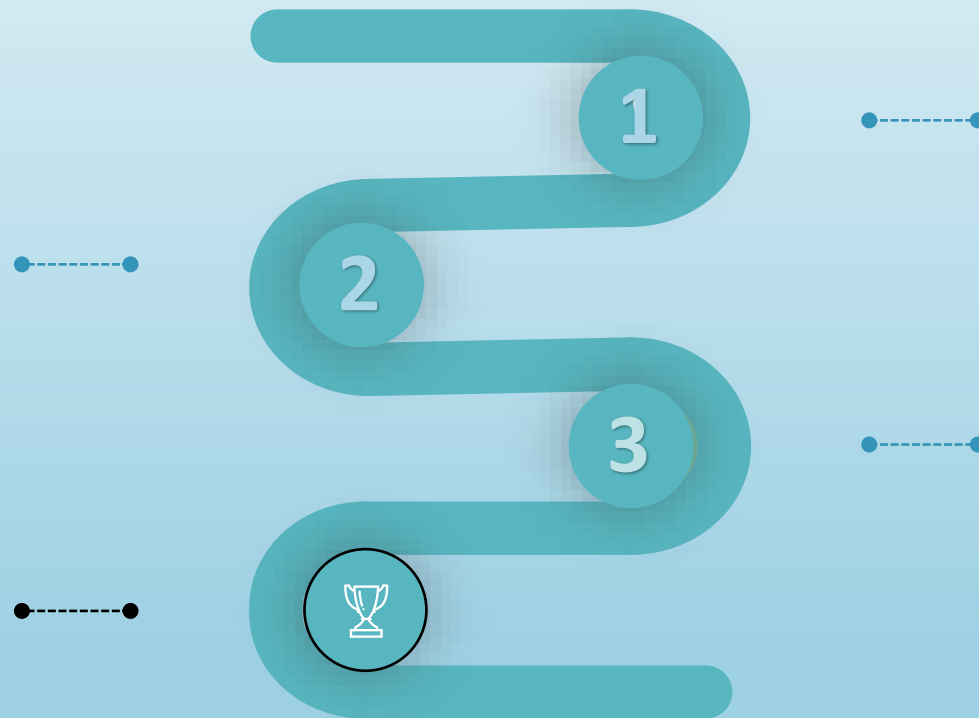
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Portland Approved Assessors

- Energy Assessment Companies
- HVAC Contractors
- Home Inspectors
- Energy Auditors

PDXHES.com contains a list of all Portland approved HES Assessors



Step 1 - Get a Home Energy Score

1

Cost and Timing

- Rate are generally between \$125-\$175 per Assessment
- Most companies tend to be about 3 days out from taking on new appointments
- Plan on 1 to 1.5 hours for the appointment

Step 2 - Upload into the RMLS

2 One Click process in RMLS

In the Back-End of the RMLS Listing Load editing section you will find the “Green/Energy” tab. Clicking the tab allows the “Load from Green Building Registry” button to be displayed. Once clicked, and okayed, the report will then be attached to your listing.

How to auto-populate Home Energy Score on RMLSweb

staging.rmlsweb.com/V2/LL/LLform.asp?CRPT2=CR1&AR1=Hw51BXMMQZFAQ5QYH80B3hgZChdAuDzDOP=CHd=KQ5y55L3XOPQAUdDdghsTAXDUPV=1

Listing Load: New Listing - Step 2 [Help](#)

New Listing Delete Save Finish Later Publish

Fields Filled: 14% MLS#: 17270049 Area: 142 Property Category: Residential

[Form](#) [Form Alerts](#)

Listing Information

General Information

Residence

Remarks

Approximate Room Sizes and Descriptions

Features

Utilities

Financials

Broker/Agent Information

Amenities

Additional Structures

Water Rights

Green/Energy

Contract

No Photo Available

Internal Listing ID:

Tax ID 1 #: Tax ID 2 #: Tax ID 3 #:

Price Type: List Price \$

Street

Dir Name Suffix Quad Unit Condo Unit Location

Please confirm that you have entered the address for this listing correctly, because once you save the listing to RMLSweb, you will no longer be able to modify the address fields without the assistance of RMLS™ staff.

City Zip Code CC&R's Farm Y/N

Map

Click here to adjust the map location.

[Adjust the map location \(help\)](#)

To ensure proper mapping for other agents and clients when searching for your listing please click "Adjust the map location" above. Once this window opens, click and drag the red pushpin to the correct property location. When you are satisfied with the location of

Step 3 – Publicly Display the report

Make the report available inside of the property by either providing multiple take-away prints or by placing the report in a permanent plastic frame. Some Realtors may choose to place the report inside of the “Property Home Book”.

Real Estate
Home Book

Plot Map
Property Data
Home Energy Score Report
Comparable Recent Local Sales



Are any **type**
of Sales
Exempt?

In **Portland**, yes, there
are some **type of Sales**
that are exempt from
needing a Home
Energy Score.

Exemptions

Some sales types that are exempt include:

- A foreclosure sale
- A deed-in-lieu of foreclosure
- Any pre-foreclosure sale that is less than owed on mortgage
- “Private owner to buyer sales” not marketed for sale such as a relative to relative home sale, or neighbor to neighbor sale (no advertising home for sale, or RMLS Listing).



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Portland Noncompliance

Upon the first violation a written warning notice is sent to the Homeowner, and Realtor, describing the violation and steps required to comply.

If the violation is not remedied within **90 days** from the issuing of the warning a penalty of \$500 may apply. For every **180-day** period during which the violation continues additional penalties of up to \$500 may apply.



Milwaukie Noncompliance

Upon the first violation a written warning notice is sent to the Homeowner, and Realtor, describing the violation and steps required to comply.

If the violation is not remedied within **30 days** from the issuing of the warning a penalty of \$500 may apply. For every **90-day** period during which the violation continues additional penalties of up to \$500 may apply.



— What is a Home Energy Score/Report

Taking a closer look at the Home Energy Score report

- The report is the 2 page document that provided details regarding the Energy Assessor's Finding on the property *(in some cases the report might only be 1 page).*
- The “Score” is a number between 1-10 that is seen on the report showing what the home was rated at.



The Home Energy Score report front page



HOME PROFILE

LOCATION:

7316 SW 29th Ave
Portland, OR 97219

YEAR BUILT:

1929

HEATED FLOOR AREA:

1,520 sq.ft.

NUMBER OF BEDROOMS:

3

ASSESSMENT

ASSESSMENT DATE:

08/14/2019

SCORE EXPIRATION DATE:

08/14/2027

ASSESSOR:

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HomeEnergyScore.com /
HealthyHabitat.org

PHONE:

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EMAIL:

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LICENSE #:

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*Flip over to learn how
to improve this score
and use less energy!*



U.S. DEPARTMENT OF
ENERGY

THIS
HOME'S
SCORE **3**
OUT OF 10

THIS HOME'S ESTIMATED
ENERGY COSTS

\$1,598
PER YEAR



Home Energy Score



Official Assessment | ID# 289203

The Home Energy Score is a national rating system developed by the U.S. Department of Energy. The Score reflects the estimated energy use of a home based upon the home's structure and heating, cooling, and hot water systems. The average score is a 5. Learn more at HomeEnergyScore.gov.

HOW MUCH ENERGY IS THIS HOME LIKELY TO USE?

Electric: 10,002 kWh/yr. \$1,100

Natural Gas: 503 therms/yr. \$498

Other: \$0

Renewable Generation: (\$0)

TOTAL ENERGY COSTS PER YEAR **\$1,598**

How much
**renewable
energy** does
this home
generate?

_____ kWh/yr

THIS HOME'S CARBON FOOTPRINT:



What should my home's carbon footprint be? Between now and 2030, Portlanders should reduce carbon pollution per household to 3 metric tons per year to reach our climate goals.

- Actual energy use and costs may vary based on occupant behavior and other factors.
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LOCATION:

7316 SW 29th Ave
Portland, OR 97219

YEAR BUILT:

1929

HEATED FLOOR AREA:

1,520 sq.ft.

NUMBER OF BEDROOMS:

3

ASSESSMENT

ASSESSMENT DATE:

08/14/2019

SCORE EXPIRATION DATE:

08/14/2027

ASSESSOR:

Brian Denne
HomeEnergyScore.com /
HealthyHabitat.org

PHONE:

503-330-1091

EMAIL:

Brian@
HomeEnergyScore.com

LICENSE #:

216961

*Flip over to learn how
to improve this score
and use less energy!*



U.S. DEPARTMENT OF
ENERGY

THIS
HOME'S
SCORE **3**
OUT OF 10

THIS HOME'S ESTIMATED
ENERGY COSTS

\$1,598
PER YEAR



Home Energy Score



Official Assessment | ID# 289203

The Home Energy Score is a national rating system developed by the U.S. Department of Energy. The Score reflects the estimated energy use of a home based upon the home's structure and heating, cooling, and hot water systems. The average score is a 5. Learn more at HomeEnergyScore.gov.

HOW MUCH ENERGY IS THIS HOME LIKELY TO USE?

Electric: 10,002 kWh/yr. \$1,100

Natural Gas: 503 therms/yr. \$498

Other: \$0

Renewable Generation: (\$0)

TOTAL ENERGY COSTS PER YEAR **\$1,598**

How much
**renewable
energy** does
this home
generate?

_____ kWh/yr

THIS HOME'S CARBON FOOTPRINT:



What should my home's carbon footprint be? Between now and 2030, Portlanders should reduce carbon pollution per household to 3 metric tons per year to reach our climate goals.

- Actual energy use and costs may vary based on occupant behavior and other factors.
- Estimated energy costs were calculated based on current utility prices (\$0.11/kwh for electricity; \$0.99/therm for natural gas; \$2.58/gal for heating oil; \$2.21/gal for propane).
- Carbon footprint is based only on estimated home energy use. Carbon emissions are estimated based on utility and fuel-specific emissions factors provided by the OR Department of Energy.
- Relisting 2-7 years after the assessment date requires a free reprint of the Report from us.greenbuildingregistry.com to update energy and carbon information.
- **This report meets Oregon's Home Energy Performance Score Standard and complies with Portland City Code Chapter 17.108.**

The Home Energy Score report back page

Score
today:

3

Score with priority
improvements:

6

Estimated energy savings
with priority improvements:

\$336
PER
YEAR

Estimated carbon reduction
with priority improvements:

21%
PER
YEAR

TACKLE ENERGY WASTE TODAY!

Enjoy the rewards of a comfortable, energy efficient home that saves you money.

- ☒ Get your home energy assessment. Done!
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Checkout www.energytrust.org/findacontractor or call toll free 1-866-368-7878.
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PRIORITY ENERGY IMPROVEMENTS | 10 YEAR PAYBACK OR LESS

FEATURE	TODAY'S CONDITION ³	RECOMMENDED IMPROVEMENTS
Attic insulation	Ceiling insulated to R-3	Insulate to R-38 or R-49 if code requires it
Duct sealing	Un-sealed	Reduce leakage to a maximum of 10% of total airflow
Envelope/Air sealing	Not professionally air sealed	Professionally air seal
Water Heater	Electric	When replacing, upgrade to ENERGY STAR, (EF>=2.67 or UEF>=2.67)

ADDITIONAL ENERGY RECOMMENDATIONS

FEATURE	TODAY'S CONDITION ³	RECOMMENDED IMPROVEMENTS
Solar PV	N/A	Visit www.energytrust.org/solar to learn more
Wall insulation	Insulated to R-0	Fully insulate wall cavities
Air Conditioner	14 SEER	
Basement wall insulation	Insulated to R-0	
Cathedral Ceiling/Roof	Roof insulated to R-11	
Duct insulation	Un-insulated	
Floor insulation	Insulated to R-0	
Foundation wall insulation	N/A	
Heating equipment	Natural gas furnace 96% AFUE	
Skylights	N/A	
Windows	Double-pane, low-E glass	

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2. Additional energy efficiency improvements may take longer than ten years to make a return on investment but can have a significant impact on the comfort, efficiency and environmental impact of your home.

3. If your home has an oil furnace it is recommended you replace it with a high efficiency electric heat pump.

4. Today's Condition represents the majority condition for that feature in the home.



Score today: 3	Score with priority improvements: 6	Estimated energy savings with priority improvements: \$336 PER YEAR	Estimated carbon reduction with priority improvements: 21% PER YEAR
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The Home Energy Score report back page

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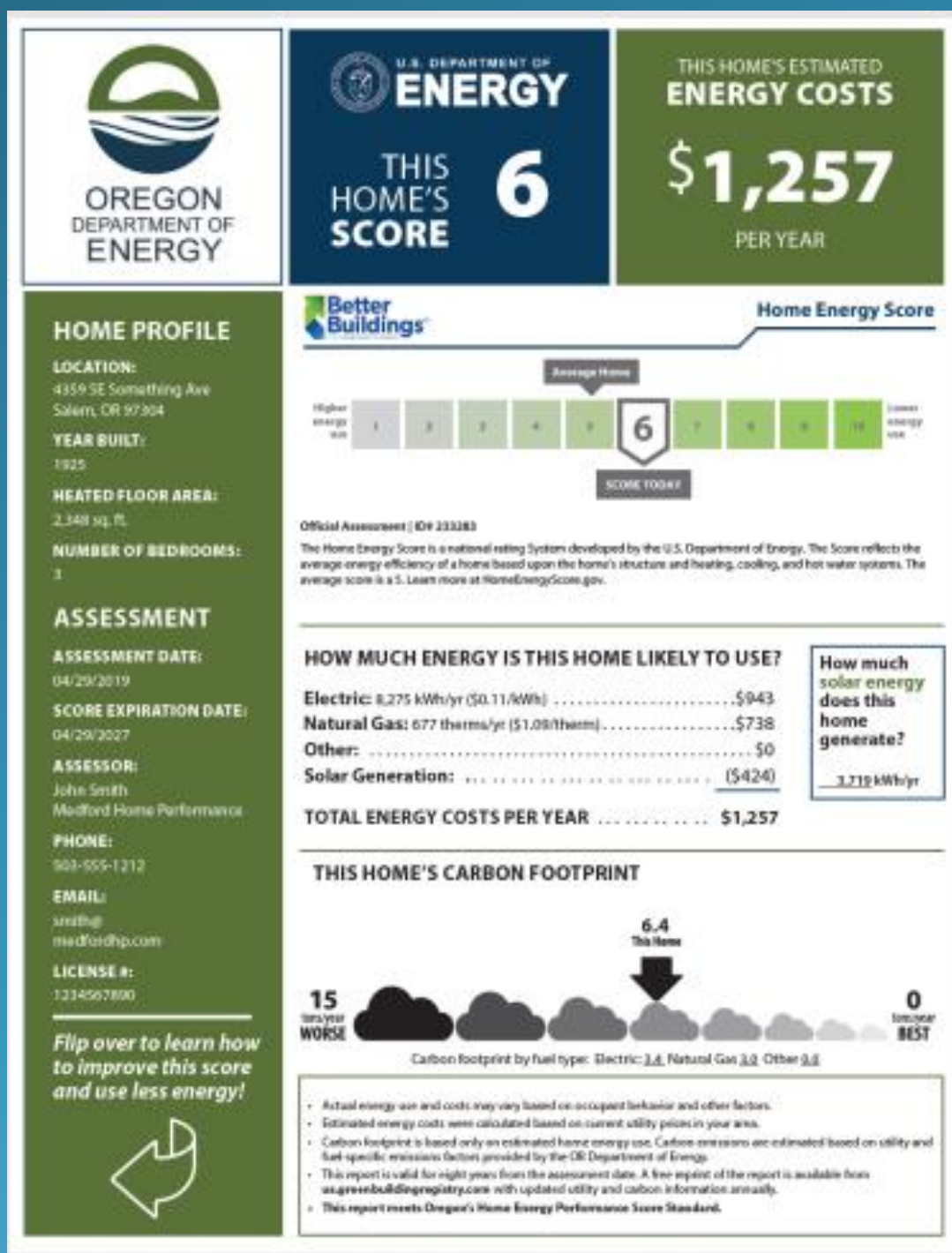
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The City of Milwaukie Home Energy Score report



— What information is recorded, and how a Score number is determined

An “Asset” based report

- HES report is based on property construction and systems
- Not based on the homeowner's behaviors



About This House

1. Assessment date
2. Year built
3. Number of bedrooms
4. Stories above ground
5. Interior floor-to-ceiling height
6. Conditioned floor area
7. Direction faced by front of house
8. Measured or estimated air leakage rate
9. Whether Home was professional air-sealed

Roof, Attic, Foundation

10. Attic Area
11. Roof construction
12. Roof color
13. Attic or ceiling type
14. Foundation Area
15. Insulation level of the attic floor
16. Foundation type
17. Foundation insulation level
18. Insulation level of the floor above the basement or crawlspace

Walls

19. Building type; townhouse or otherwise
20. Building position; required if type is townhouse
21. Walls construction same on all sides (yes/no)
22. Front; Back; Right; Left (if type is townhouse adjoining wall(s) set by system)
23. Materials
24. Insulation levels



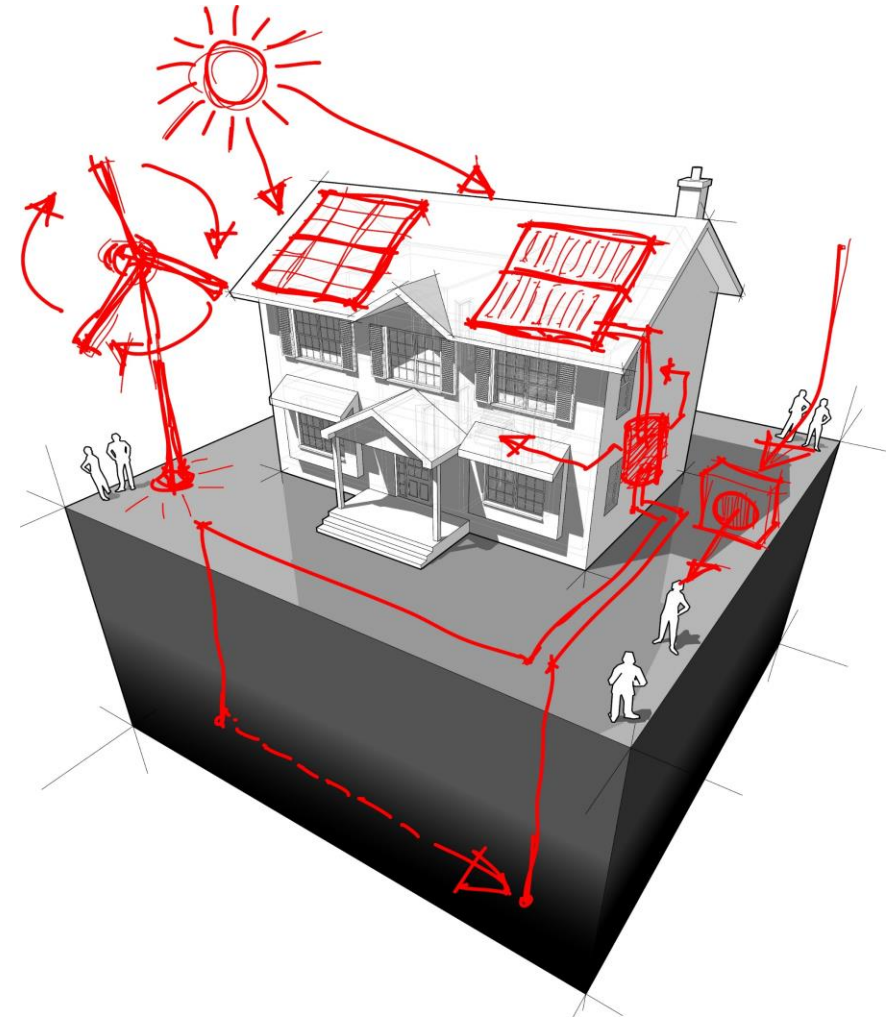
Windows and Skylights

- 25. Does house have skylights? (yes/no)
- 26. Skylight size
- 27. Skylight type
- 28. Glazing, frames, fill
- 29. U-Factor
- 30. Solar heat gain coefficient
- 31. Window areas
- 32. Window types are same on all sides
- 33. Front; Back; Right; Left
- 34. Glazing, frames, fill
- 35. U-Factor
- 36. Solar heat gain coefficient

Heating, Cooling, Hot Water, and Solar

- 37. Percentage of conditioned floor area served by system
- 38. Type of heating system
- 39. Heating system efficiency
- 40. Year heating system installed
- 41. Type of cooling system
- 42. Cooling system efficiency
- 43. Year cooling system installed
- 44. Duct location; up to three
- 45. Percentage of total ducts in each location
- 46. Duct insulation
- 47. Duct sealing

- 48. Water heater type
- 49. Year water heater installed
- 50. Water heater Energy Factor
- 51. Solar PV installation year
- 52. Solar PV orientation
- 53. Solar PV number of panels or rated DC kW output (choose one)



Two exact homes, but one has added insulation, updated heating system, and new hybrid water heating system.

How?
Updates
matter !



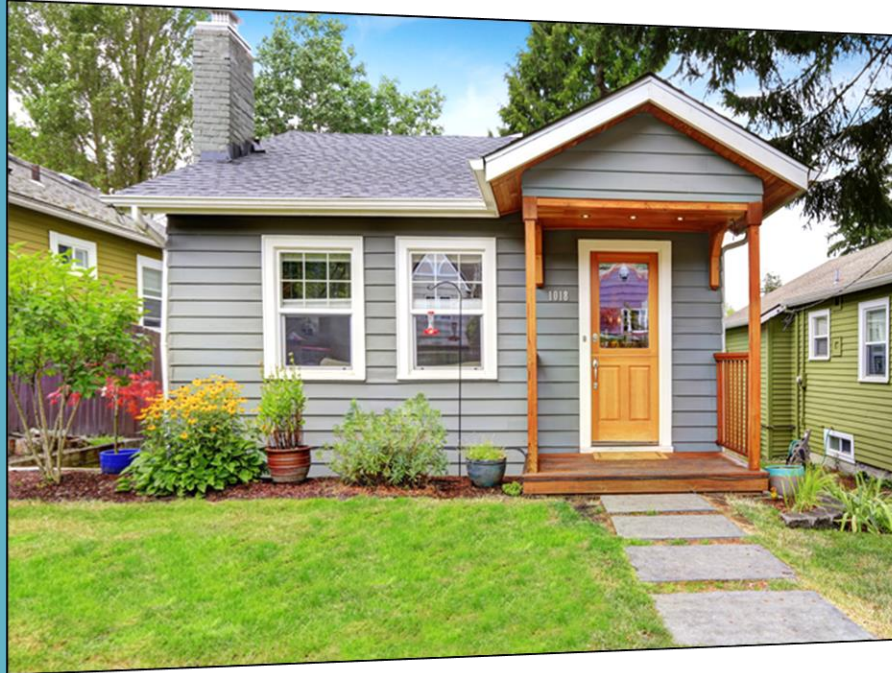
Original home - HES is a 3



Updated home - HES is a 7

How?
Size also
matters !

- Wall Insulation is R7
- Attic Insulation is R30
- Vinyl Double-Paned Windows
- 95% Efficient Natural Gas Furnace



Smaller home - HES is a 7

- Wall Insulation is R7
- Attic Insulation is R30
- Vinyl Double-Paned Windows
- 95% Efficient Natural Gas Furnace



Larger home - HES is a 3

A decorative graphic on the left side of the slide, featuring a dense, overlapping pattern of green numbers (0-9) of various sizes and orientations on a white background.

Common Seller Questions

If possible, we would like to have the Homeowner present to meet with the Energy Assessor. This allows for more accurate information to be collected and provides the Seller with answers to common questions that they might have.

- *"My neighbor's house was a 5. Why did my house Score a 3, when I'm sure it is at least a 5 too?"*
- *"What does this number mean to me?"*
- *"Will I have to make improvements in order to sell my house?"*
- *"Will the Score number effect the sale of my house?"*

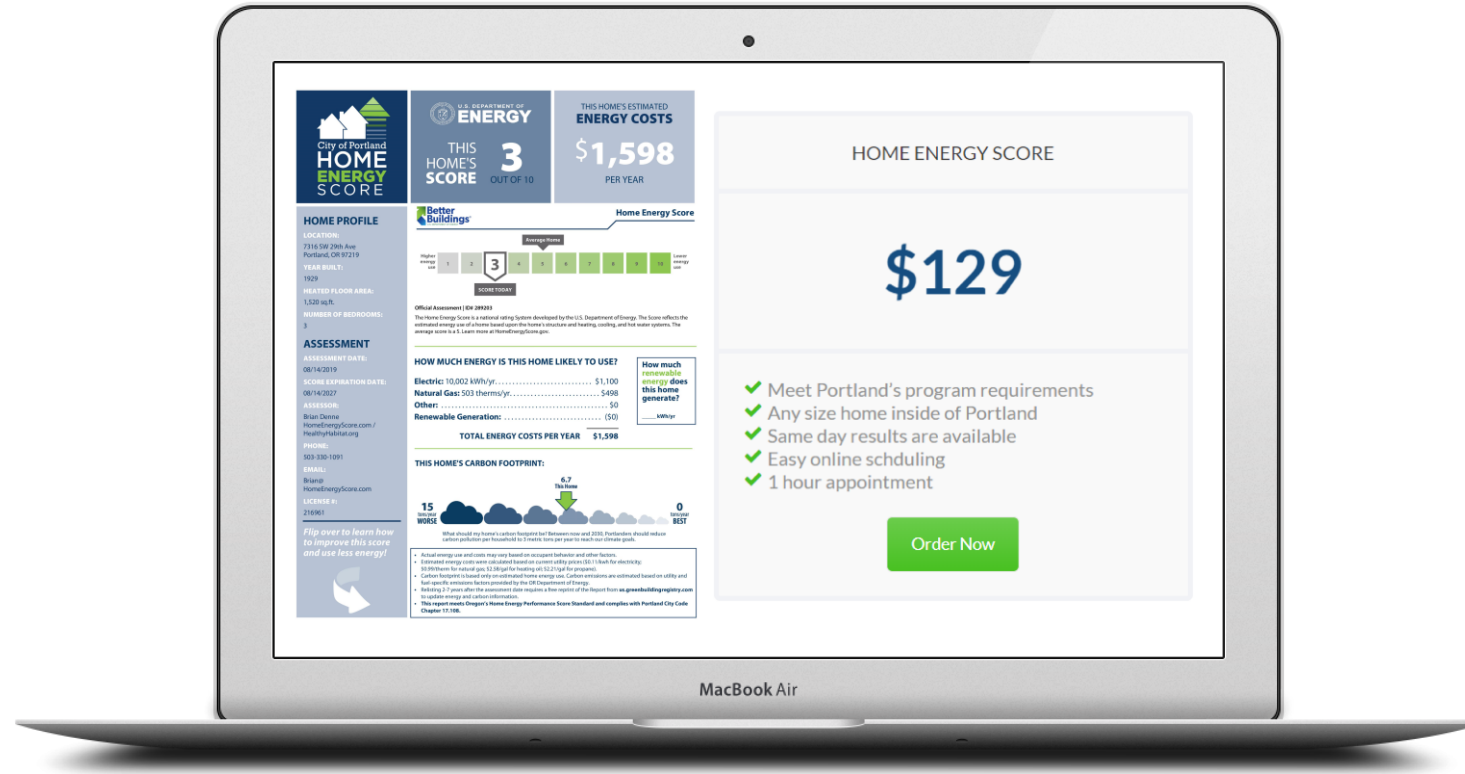
Kitchen table conversations...



Common Buyer Questions

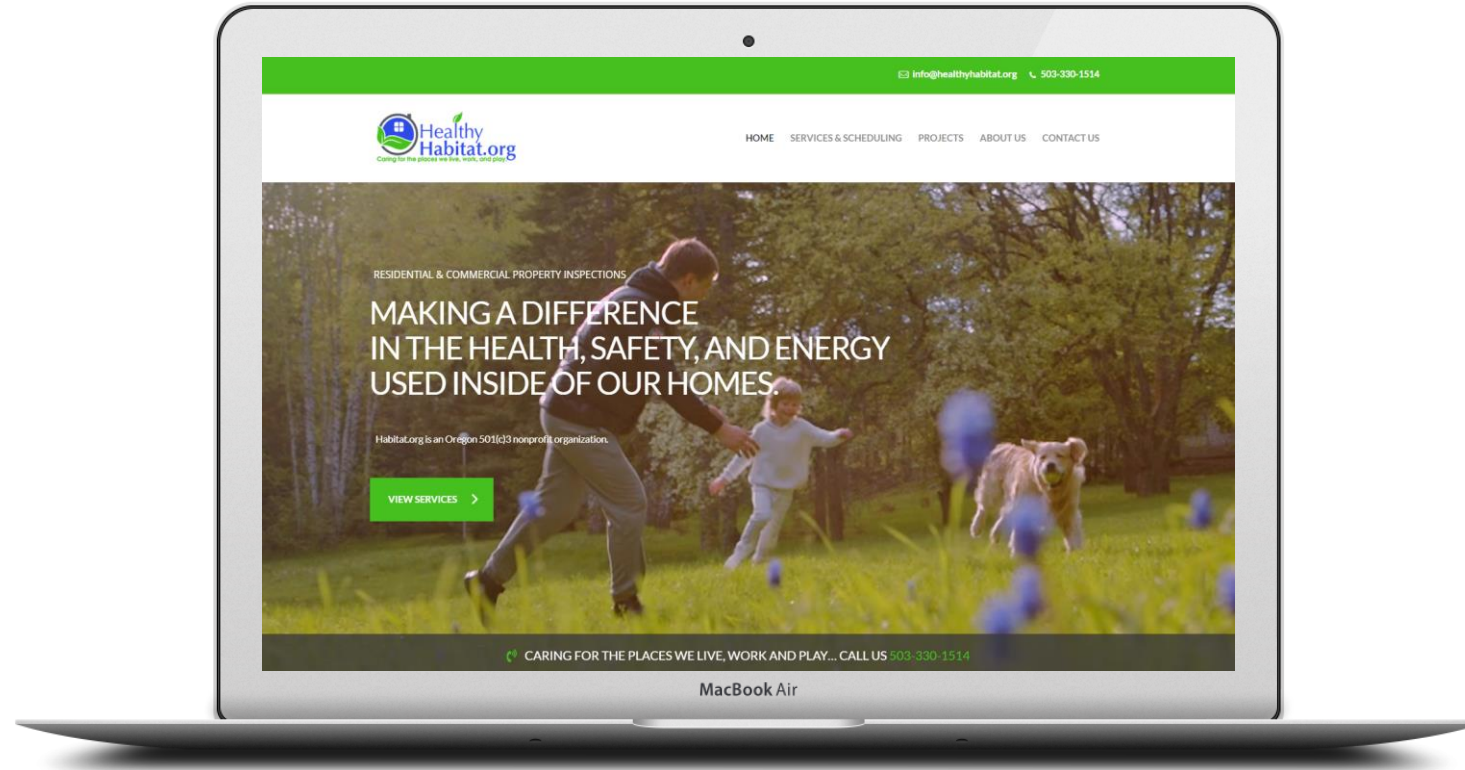
Because the Buyer does not have the chance to meet with the Energy Assessor, we recommend having the Buyer visit our website to learn more about what the HES report means to them. We also welcome phone calls with Buyer to talk in detail regarding the report that was created on a property.

- *“The home Scored at 2. Isn’t that a low number, and should I consider buying a home that Scores much higher?”*
- *"What does this number mean to me?"*
- *“What improvements will be the most cost effective to reduce the home’s energy usage, and increase the efficiency of the house?”*



FLAT RATE of only \$129 for any home, of any size.

- Easy scheduling
- Plenty of calendar availability
- Same day reports are available



FLAT RATE of only \$129 for any home, of any size, in Portland.



- Floor Plans
- Radon Testing
- Asbestos Surveys
- Home Energy Scores
- Water Quality Testing
- Lead-Based Paint Testing



U.S. DEPARTMENT OF
ENERGY

THIS
HOME'S
SCORE **4**
OUT OF 10

THIS HOME'S ESTIMATED
ENERGY COSTS

\$1,873
PER YEAR

HOME PROFILE

LOCATION:

3163 NE Regents Dr
Portland, OR 97212

YEAR BUILT:

1915

HEATED FLOOR AREA:

2,975 sq.ft.

NUMBER OF BEDROOMS:

5

ASSESSMENT

ASSESSMENT DATE:

12/02/2020

SCORE EXPIRATION DATE:

12/02/2028

ASSESSOR:

Brian Denne
HomeEnergyScore.com /
HealthyHabitat.org

PHONE:

503-330-1514

EMAIL:

Brian@
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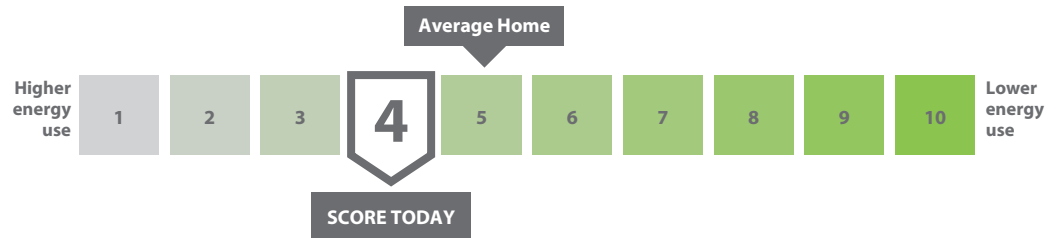
LICENSE #:

224451

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Official Assessment | ID# 327710

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HOW MUCH ENERGY IS THIS HOME LIKELY TO USE?

Electric: 10,665 kWh/yr. \$1,280

Natural Gas: 599 therms/yr. \$593

Other: \$0

Renewable Generation: (\$0)

TOTAL ENERGY COSTS PER YEAR \$1,873

How much
**renewable
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this home
generate?

____ kWh/yr

THIS HOME'S CARBON FOOTPRINT:



What should my home's carbon footprint be? Between now and 2030, Portlanders should reduce carbon pollution per household to 3 metric tons per year to reach our climate goals.

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HealthyHabitat.org

Caring for the places we live, work, and play.

A Nonprofit 501(c)(3) organization

RADON REPORT

0.2 Pci/L

Your Average Radon Reading
In Measured Volume

PROFILE

ADDRESS:

16250 NW Johnson St.
Portland, OR 97229

REPORT CREATED FOR:

Thomas Smith

CODE:

B/S/R/C

REPORT NUMBER:

27000071632018083119401

REPORT DATE:

08/31/18

SERIAL NUMBER:

2700007163

MEASUREMENT START DATE:

08/28/18

MEASUREMENT END DATE:

08/30/18

LOCATION OF EQUIPEMENT:

Basement

MEASUREMENT BY:

Brian Denne
Healthy Habitat.Org

PHONE:

503.330.1514

EMAIL:

info@healthyhabitat.org

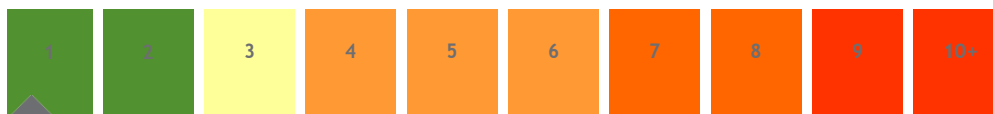
CCB LICENSE #:

224451

*Flipover to learn
more about reducing
Radon levels for this
property!*



E.P.A.'s Take Action Level



Your Average 48 Hour Reading

Notice regarding Radon measurement levels:

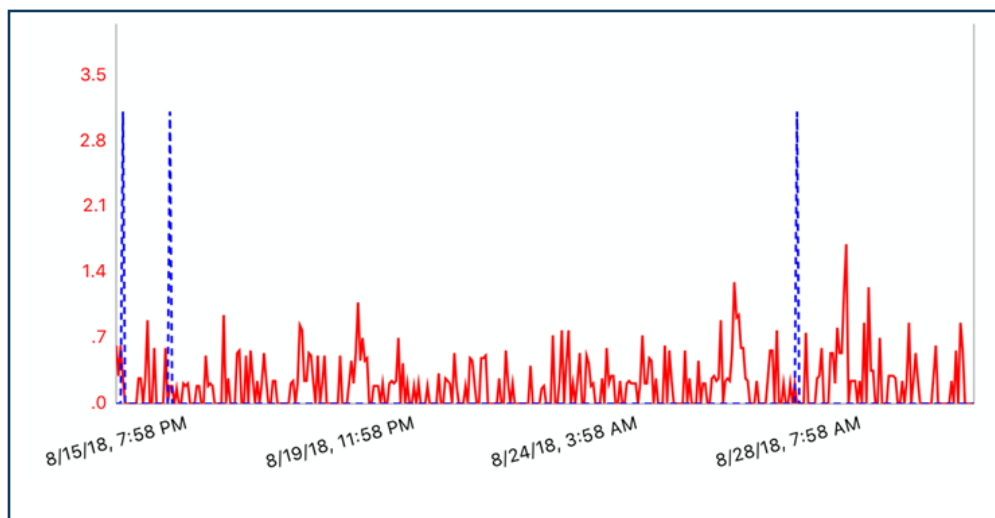
The Environmental Protection Agency's (E.P.A.) recommended "Take Action Level" is 4.0 pCi/L and above. At this level, or above this level, it is recommended that you take immediate steps towards reducing the Radon present in the building. The average indoor Radon level is estimated at about 1.3 pCi/L, and roughly 0.4 pCi/L of radon is normally found in the outside air. Note that Radon levels below 4 pCi/L still pose a risk, and that the E.P.A. has stated that there is no true safe levels of Radon, and that you may want to consider reducing Radon levels in a building that has measured readings between 2 and 4 pCi/L.

DETAILED MEASUREMENT DATA:

	Min	Max	Average
Radon [pCi/L]	0.0	1.7	0.2
Temperature [°F]	65.5	79.2	70.2
Humidity [%rH]	43	56	49
Pressure [kPa]	100.57	101.94	101.19

RADON MEASURED / MOTION EVENTS:

— Radon [pCi/L] — Motion events (dotted line)





HealthyHabitat.org

Caring for the places we live, work, and play.

A Nonprofit 501(c)(3) organization

Asbestos Survey Report

Tested Positive for Asbestos

PROPERTY PROFILE

ADDRESS:

16250 NW Johnson St.
Portland, OR 97229

REPORT CREATED FOR:

Thomas Smith

Phone: 503-246-0487

Email:

Thomas.Smith@Cenlink.net

CODE:

B/S/R/C

SURVEY DATE:

08/28/18

TYPE/USE OF PROPERTY:

Residential Detached Home

AREA SQUARE FOOTAGE:

1,872 SQ. FT.

NUMBER OF FLOORS UNDER CONSTRUCTION:

1

CONSTRUCTION BEGINS ON:

09/12/2018

PURPOSE OF THE SURVEY:

Renovation

SURVEY CREATED BY:

Brian Denne
Healthy Habitat.Org

PHONE:

503.330.1514

EMAIL:

infor@healthyhabitat.org

CCB LICENSE #:

224451

Flipover to learn more about removing Asbestos from this property!

Number of different materials that tested Positive for Asbestos



Number of rooms that tested Positive for Asbestos

What is Asbestos?

Asbestos is the name given to a number of naturally-occurring fibrous minerals that are very strong, heat-resistant and extremely durable. Because of these properties, asbestos has been used in construction materials to make items such as roofing shingles, ceiling and floor tiles, insulation, adhesives, cement siding, sheetrock, vinyl materials, and much more.

FURTHER REQUIRED DOCUMENTS NEEDED FOR THIS PROJECT:

Document Name	Required	Provide by	Deliver to
Asbestos Survey Report	Yes	Health Habitat.org	Property Owner or Improvement Contractor
ASN 1 DEQ Notification	Yes	Property Owner, Operator, or Abatement Contractor	Oregon State Department of Environmental Quality
ASN 6 DEQ Notification	No	N/A	N/A
ASN 8 DEQ Notification	No	N/A	N/A

DOCUMENTS ATTACHED TO THIS REPORT INCLUDE:

- List of Collected Material Samples and Results
- The Completed Chain of Custody for the Materials
- A complete Copy of the Laboratory Report including:
 - Laboratory Name, Address, Phone Number, Analyst's Name
 - Unique Sample Identification Number
- Recommendations and response action (if the property contains Asbestos)
- Detailed description of any limitations of the Asbestos Survey, or inaccessible areas at the time of the Survey
- Certificate of the Accredited Asbestos Inspector who performed the Survey
- Sketch of area under construction, and location of found Asbestos Materials



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A Nonprofit 501(c)(3) organization
503-330-1514

Lead Paint Testing Report

Tested Positive for Lead

PROPERTY PROFILE

ADDRESS:

16250 NW Johnson St.
Portland, OR 97229

REPORT CREATED FOR:

Thomas Smith
Phone: 503-246-0487
Email:
Thomas.Smith@Cenlink.net

CODE:

B/S/R/C

TESTING DATE:

08/28/18

TYPE/USE OF PROPERTY:

Residential Detached Home

AREA SQUARE FOOTAGE:

1,872 SQ. FT.

NUMBER OF FLOORS BEING TESTED:

1

INTERIOR AND/OR EXTERIOR:

Exterior Testing only

REASON FOR TESTING:

Newly Purchased Home

REPORT CREATED BY:

Brian Denne
Healthy Habitat.Org

PHONE:

503.330.1514

EMAIL:

info@healthyhabitat.org

CCB LICENSE #:

224451

*Flipover to learn more
about removing /abating
Lead from this property!*

Number of samples tested on this property



Number of samples that tested positive for Lead

What is Lead-Based Paint?

Lead-Based Paint, commonly referred to as Lead Paint, is a paint (or paint like material) that contains lead which was added during the manufacturing of the product. Prior to 1978 most manufactures of Paints (and some varnish/stain products) added Lead to these materials to accelerate the dry time, increase the products durability, and aid in the resistance to moisture and color loss.

However, from 1978 onward the United States has restricted the use of Lead in our household paints due to the fact that the metal is highly toxic and the dust from these paints can be ingested, or inhaled, causing damage to the brain and vital organs. The vast majority of homes build prior to 1978 do contain lead based paint.

DOCUMENTS ATTACHED TO THIS REPORT INCLUDE:

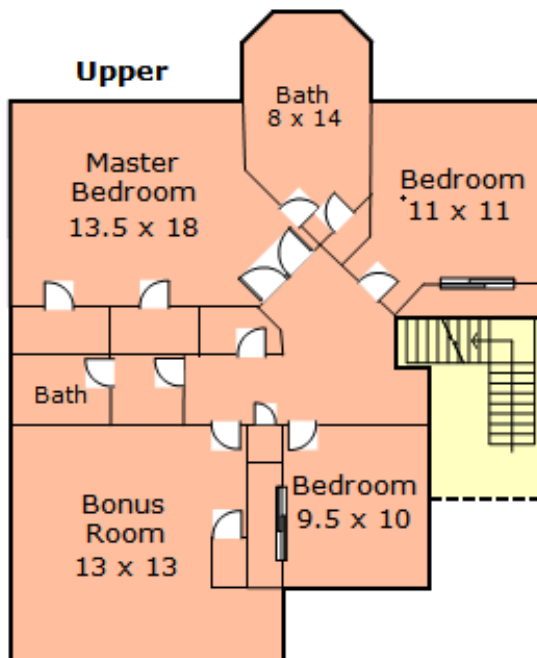
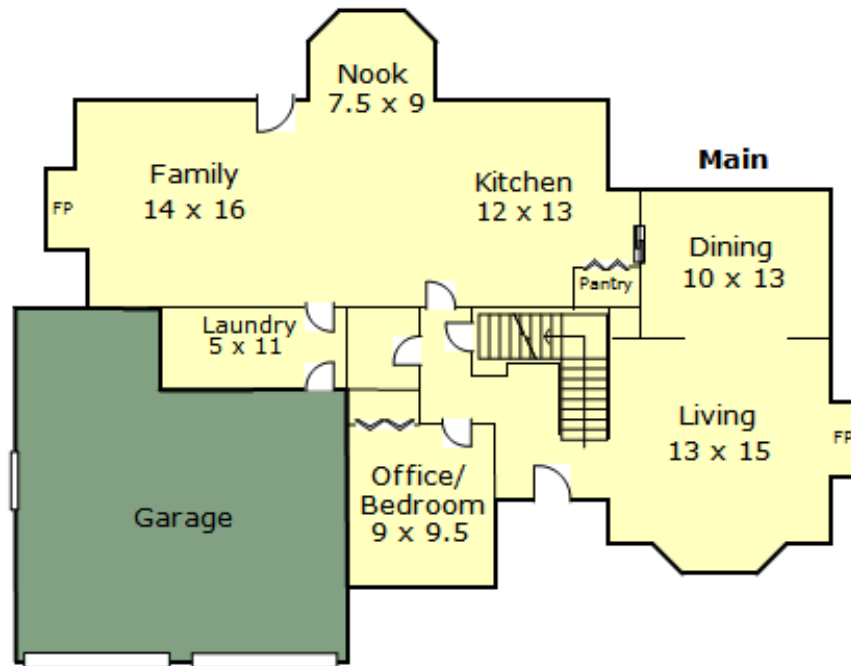
- A List of Collected Material Samples and their results
- A Test Kit and Swab Identification Number for each sample tested
- Recommendations and response action if Lead was detected
- Detailed description of any limitations of the Lead-Based Paint Testing, or inaccessible areas at the time of the testing
- A Copy of the L.R.R.P. Certificate from the individual who performed the Lead-Based Paint Testing
- Photos of areas tested, and locations on the property where Lead is found to be present

Results Overview

Number of different samples tested at this location	10
Number of samples that tested positive for Lead	6
Further Action Recommended	YES

(BASIC FLOOR PLAN)

15730 SW Warren Dr. Beaverton, OR 97007



Main	1331 Sq. Ft.
Upper	1224 Sq. Ft.
Total Area	2555 Sq. Ft.

Garage	484 Sq. Ft.
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Measurement provided by:



503-330-1514

John Doe, Broker Licensed in OR
Phone: 503-555-5555
Email: Johndoe@NWHomeRealty.com

Northwest Home Realty
1900 NW 167th Pl. Ste 110
Beaverton, OR. 97006

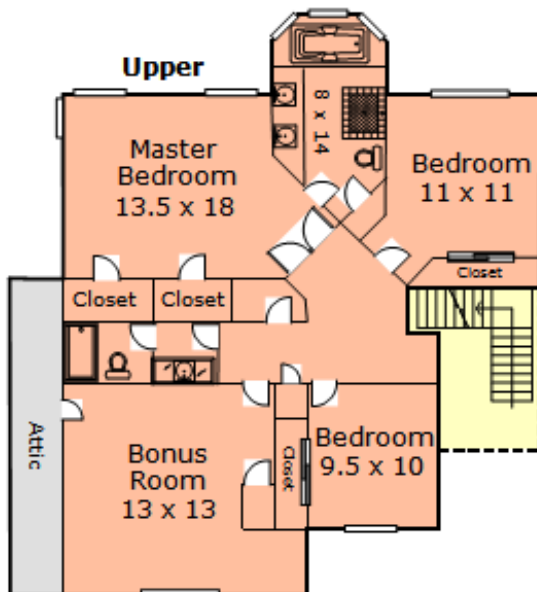
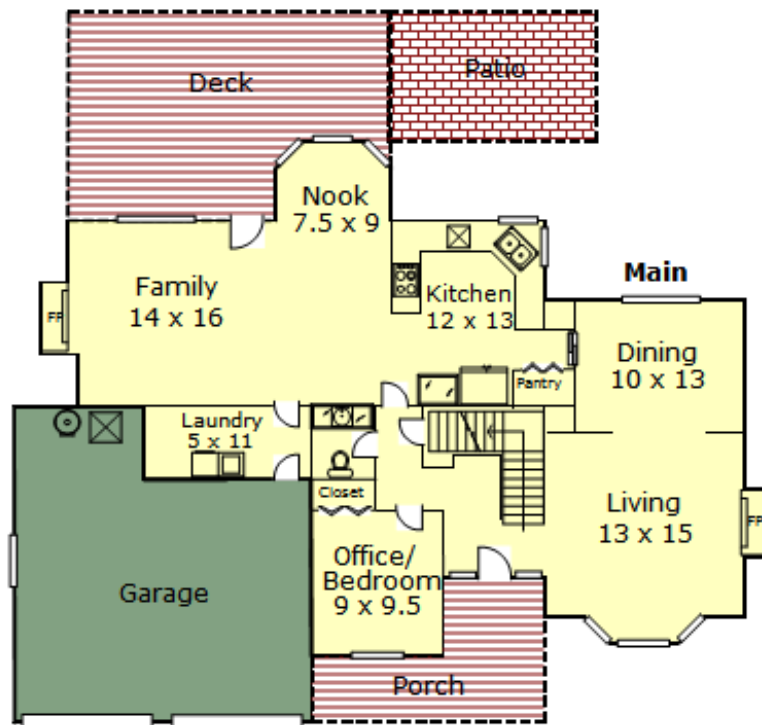
Each office is Independently owned & Operated



Disclaimer: Note this floor plan is for marketing purposes and is to be used as guide only. Stairwell(s) reflect areas that might appear twice on the floor plan, and measurements may have been altered to represent stairwells from being counted multiple times in the overall footage count. All parties involved with this real estate transaction should verify for themselves all measurements prior to the listing or sale of the property.

(DELUXE FLOOR PLAN)

15730 SW Warren Dr. Beaverton, OR 97007



Main	1331 Sq. Ft.
Upper	1224 Sq. Ft.
Total Area	2555 Sq. Ft.

Garage	484 Sq. Ft.
--------	-------------

Measurement provided by:



503-330-1514

John Doe, Broker Licensed in OR
Phone: 503-555-5555
Email: Johndoe@NWHomeRealty.com

Northwest Home Realty
1900 NW 167th Pl. Ste 110
Beaverton, OR. 97006

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Disclaimer: Note this floor plan is for marketing purposes and is to be used as guide only. Stairwell(s) reflect areas that might appear twice on the floor plan, and measurements may have been altered to represent stairwells from being counted multiple times in the overall footage count. All parties involved with this real estate transaction should verify for themselves all measurements prior to the listing or sale of the property.