

# Energy Efficiency Disclosure Form for Rental Units in Maine

Address of Rental Unit: \_\_\_\_\_

This rental unit ☐ meets/ ☐ does not meet/ ☐ partially meets (*check one*)  
the minimum energy efficiency guidelines suggested below for rental units  
in Maine.

You can expect your energy bills to be lower if your dwelling is insulated and has efficient appliances. There are several factors that affect energy costs. The areas below are the most important ones and indicate where this dwelling exceeds, meets, or falls below minimum efficiency guidelines suggested for Maine. *The **bold** items below are suggested minimum guidelines.*

## Heating Systems

### Space Heat

Tested heating system efficiency (minimum: 82%) ☐ % ☐ unknown Test date: \_\_\_\_\_

Exposed pipes or ducts in unheated crawl space insulated? ☐ yes ☐ no

Heating fuels: ☐ oil ☐ natural gas ☐ propane ☐ kerosene ☐ wood ☐ electric ☐ other

### Water Heat

Accessible domestic hot water pipes insulated? ☐ yes ☐ no

Fuels: ☐ oil ☐ natural gas ☐ propane ☐ solar ☐ electric ☐ other

## Insulation

### Walls

Insulated? (minimum: cavity filled) ☐ filled ☐ partially filled ☐ no insulation ☐ unknown

Insulation thickness: ☐ less than 3" ☐ 3-6" ☐ more than 6"

### Ceiling

Insulated? (minimum: R-38 or cavity filled) ☐ filled ☐ partially filled ☐ no insulation ☐ unknown

Insulation thickness: ☐ inches or R-☐

### Floors over unheated areas

Insulated? (minimum: R-21 or cavity filled) ☐ filled ☐ partially filled ☐ no insulation ☐ unknown

### Basement wall

Insulated? (minimum: 2' below grade) ☐ yes ☐ no ☐ unknown

## Windows and Doors

Windows (minimum: 2 panes of glass) ☐ single pane ☐ single + storm ☐ double (DG) ☐ DG + low-e  
☐ (DG + low-e + argon gas) ☐ triple or better

Doors (minimum: insulated or with storm) ☐ insulated ☐ storm ☐ insulated + storm ☐ neither

## Appliances

Refrigerator (minimum: post-1995) ☐ yes ☐ no ☐ unknown ☐ Energy Star rated

Gas stove (suggested electronic ignition) ☐ electronic ignition ☐ pilot light ☐ no gas stove

You have the right to obtain a 12-month history of electricity used by this rental unit by calling your local electric company. If this unit uses natural gas, you have the right to obtain a 12-month history of natural gas used by the unit by calling your local natural gas company.

For further information about energy efficiency, contact *Efficiency Maine, 1-866-376-2463*

Signatures: Landlord: \_\_\_\_\_ Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

*This information is accurate to the best of the landlord's knowledge.*

Other comments about the unit's efficiency: \_\_\_\_\_

## Guidelines and Explanation of Terms

**Tested heating system efficiency (minimum 82%):** This is the combustion efficiency test typically performed by a heating technician when servicing and cleaning the burner.

**Floors over unheated areas:** Examples are an enclosed porch or a crawlspace. Doesn't refer to a basement.

**Basement wall:** Basements in many new buildings are insulated all the way to the floor or footings (full height). Older buildings may have poor soil drainage, e.g. a wet basement. To avoid potential foundation damage from damp soils freezing and expanding, it is generally considered safe to insulate to 1'-2' below ground level. This still saves considerable energy.

**Windows:** Sealed double glazing sometimes has gas fill such as argon or krypton. Low-e storm windows are also available. Either exceeds the basic single glass + storm.

**Doors:** A solid wood door is only a bit more insulating than a single pane of glass. Adding a storm door cuts heat loss in half. An insulated door can equal almost 10 panes of glass.

**Refrigerator:** Refrigerators made before 1995 have the make and model information on a metal plate inside, usually on the door. From 1995 on, the information is on a sheet of metal *foil*.

**Gas stove:** According to the U.S. Department of Energy, piloted gas burners can use more than twice the energy used by electric ignition gas burners.