Your Energy Assessment

Home

Sample Report
123 Main St
Sample, MA 01234
(555) 444-7777
samplereport@sample.com

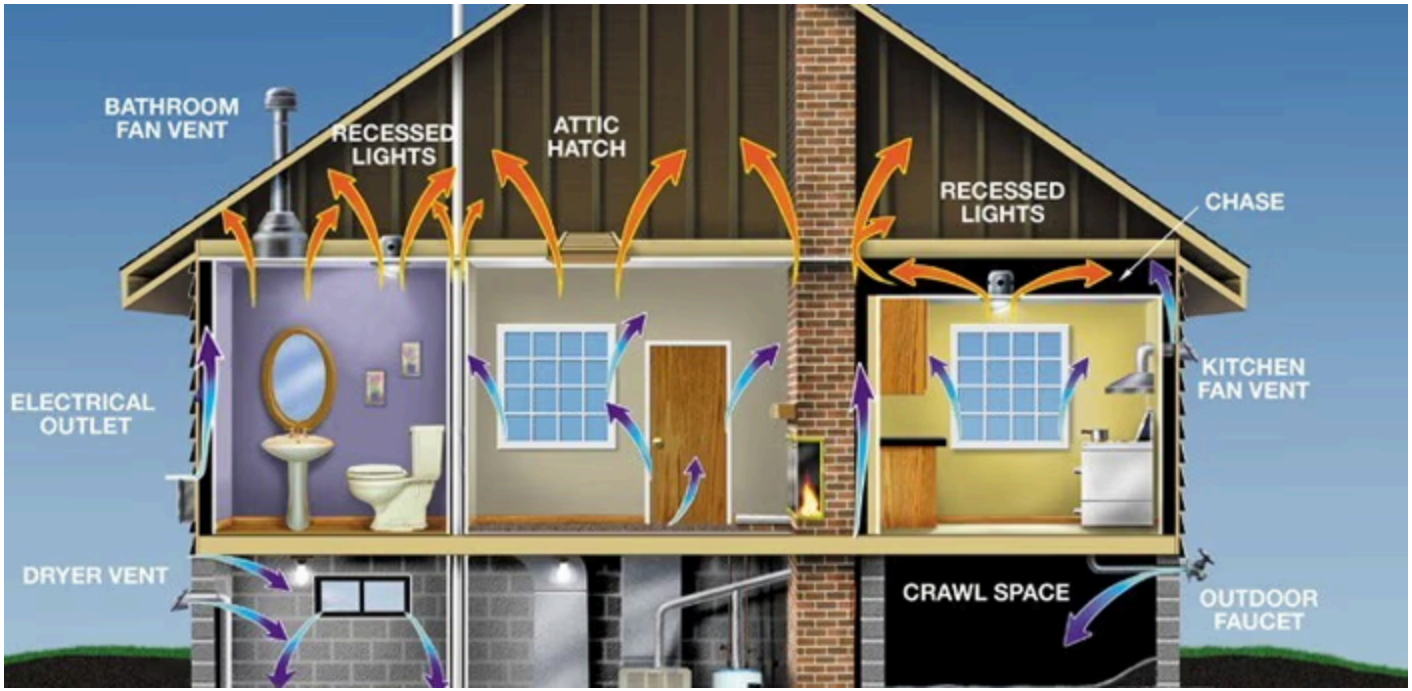
Assessment Date

Jan 27, 2026
12:00 PM

Energy Advisor

Unassigned

ENE
5 Hampshire St.,
Suite 100
Mansfield, MA 02048
Office 888-772-4242
M - F 8:00 - 4:00



Hello,

Thank you for trusting Energy New England to conduct your Home Energy Assessment!

Energy New England, in partnership with your local utility, presents your personalized Home Energy Assessment Report. This practical resource helps you understand your energy use and offers actionable steps to boost efficiency, lower costs, and reduce your carbon footprint for a more sustainable future.

Please contact us if you have any questions about the recomendations made in your Home Energy Assessment Report. Thank you!

Inside Your Report

Inside the Report

We listened to you!_ _

We want to make sure we are addressing all of your concerns for your home. If we have missed any concerns in this report, please let us know right away.

Concerns about your home or energy usage:

Interested in window replacement, cooling options, moving away from oil heat

Roadmap to Savings

The Solutions page outlines recommended energy efficiency upgrades for your home and provides a Payback in Years metric to help to estimate the length of time it will take to recover the cost of an energy efficiency project.

Massachusetts Community Climate Bank (MCCB) Energy Saver Home Loan Program:
The MCCB is offering Massachusetts residents the opportunity to participate in the Energy Saver Home Loan Program (ESHLP). The ESHLP helps eligible Massachusetts homeowners cut their energy use and reduce or eliminate their reliance on fossil fuels. Use the below link to review eligibility criteria, the process, and how to qualify:
Energy Saver Home Loan Program

This Report

Your Energy Use:
Snapshot of your home's energy use based upon available consumption history as detailed in utility bills

Solutions Page:
A prioritized list of recommended projects with estimated Payback in Years ratings.

Massachusetts Home Energy Scorecard Page:
Allows you to compare your energy use and carbon footprint to the average MA home and how you will compare if you make the recommendations in the report.

Rebates & Incentives Page:
Details of rebate programs offered by your Municipal Utility.

Inside the Report

We listened to you!_ _

We want to make sure we are addressing all of your concerns for your home. If we have missed any concerns in this report, please let us know right away.

Upgrade Details:
Additional information about the measures recommended for your home.

Tech Specs:
The data for the Tech Specs section of the homeowner report is taken from the data input your Home Energy Advisor is provided with and reflects the state of the home during the inspection.

Solutions for Your Home

TOTALS

Cost
$ 53,685.00

Estimated Savings
$1,558 per year

This is an estimate of how much you could save starting in Year 1. Savings will only increase as energy prices rise over the years.

Impact of upgrades

Energy Reduction	**54.32%**
Carbon (CO2) Savings	**6 tons**
Equivalent cars removed from the road	**1.2/yr**

Payback in Years: Payback in years is used to determine how long it will take to recover the initial expense of an investment through annual savings.

DETAILS	INSTALLED COST	APPROXIMATE ANNUAL SAVINGS	PAYBACK YEARS
Insulate Walls	$ 5,000.00	$ 51	98.0
Insulate Attic (Eaves)	$ 1,800.00	$ 112	16.1
Heat Pump Heating Systems	$ 17,100.00	$ 1,022	16.7
Heat Pump Cooling Systems	$ 15,105.00	$ 293	51.6
Windows	$ 13,500.00	$ 81	166.7
Air Leaks and Ventilation	$ 1,120.00		
Wrap Heating pipes	$ 60.00		

Your Massachusetts Home Scorecard

This scorecard compares home energy use and carbon footprint to an average home in MA, and shows improvements based on recommended technology.

HOME ENERGY USE
144.626

ABOUT

Address
123 Main St , Belmont, MA 01234

Year Built
1960

Sq. Footage
2300

# of Bedrooms
2

Primary Heating Fuel
Fuel Oil

Assessment Date
01/27/2026

Energy Specialist
Unassigned

YEARLY ENERGY USE

Electricity
5,653 kWh

Fuel Oil
711 gallons

Natural Gas
257 therms

YEARLY COSTS & SAVINGS*

$ 4,367
Pre-upgrade Energy cost per yr

$ 2,808
Post-upgrade Energy Cost per yr

SAVE $ 1,559
Estimated Energy Savings per yr

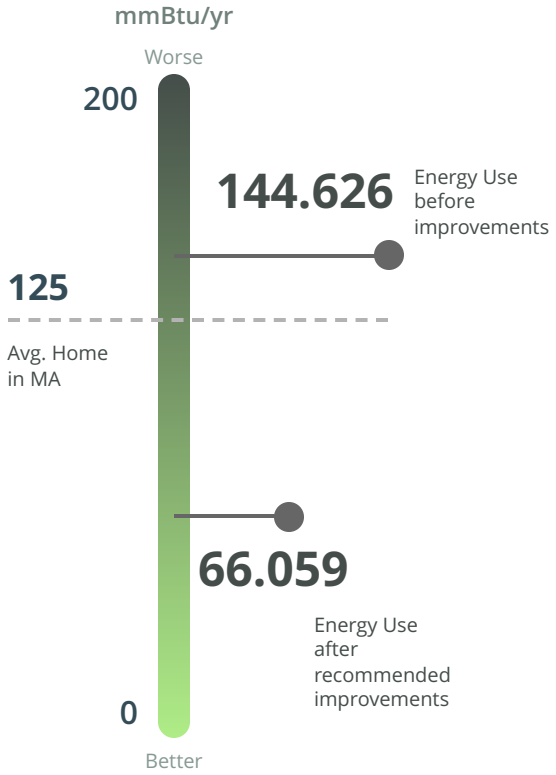
Before

After

Electricity: $ 0.209/kWh, Oil: $ 3.58/gallon, Natural Gas: $ 2.48/therm.

HOME ENERGY USE

This shows the estimated total energy use (electricity and heating fuel) of your home for one year. The lower the energy use, the better!

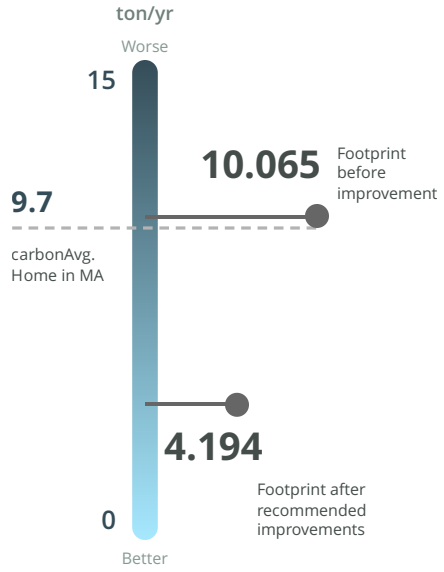


Estimated percentage of energy use by fuel type:

69% Fuel Oil | 18% Natural Gas | 13% Electricity

HOME CARBON FOOTPRINT

This score shows the estimated carbon emissions based on the annual amounts, types, and sources of fuels used in your home. The lower the score, the less carbon is released into the atmosphere to power your home.



Estimated average carbon footprint (tons/yr):

70% Fuel Oil | 10% Natural Gas | 20% Electricity

* Estimated costs and savings. Actual energy costs may vary and are based on many factors such as occupant behavior, weather and utility rates. Please see next page for more on the EPS calculation Projections for score improvements and energy savings are estimates based on implementing all of the recommended energy efficiency improvements. Ref# 373251.

More Information

MORE INFORMATION

ABOUT THE MASSACHUSETTS HOME SCORECARD

The Massachusetts Home Energy Scorecard (MA Scorecard) is a tool to assess a home's expected energy use, cost, and carbon footprint. A lower energy use generally means that a home has a smaller carbon footprint and lower energy costs. The MA Scorecard also allows for comparisons of one home's energy use and carbon footprint. This is because the energy use and carbon footprint are calculated without the influence of occupant behavior, which can vary depending on things like whether there are teenagers in the house who take long hot showers and often leave lights on when they are not in a room.

Home Energy Use

The Home Energy Use (HEU) calculation is based on a home's size, design, insulation levels, air leakage, heating and cooling systems, major appliances, lighting, hot water heating, and any electricity produced onsite by solar PV. The HEU number is "normalized" in the sense that occupant behavior, which can vary, is taken out of the calculation. A home's actual energy use will vary with number of occupants, occupant behavior, weather, and changes to the home.

For additional details on the recommended energy improvements and savings estimates for your home, please refer to your Home Energy Assessment Report.

USEFUL TERMINOLOGY

Btu

A Btu, or British Thermal Unit, is a measurement of the heat/energy content of fuel. mmBtu stands for one million Btus. One Btu ~ the energy produced by a single wooden match. One million Bts ~ the energy produced by 7 gallons of gasoline used in a typical car.

Carbon Footprint

The greenhouse gas emissions associated with a home's energy use impact the environment. The Carbon Footprint calculation is based on the carbon emissions for the annual amounts, types, and sources of fuels used in your home. Measurement is in tons of carbon dioxide per year (tons/year). One ton = 2000 miles driven by one car (typical 21 mpg car.)

For electricity, carbon emissions are based on electricity consumed onsite and the mix of fuel sources used in the region to generate that electricity at the time of this report.

For fossil fuel used in heating and hot water, carbon emissions are based on the therms of natural gas or gallons of oil or propane used in the home.

Average Home in Your Area

The "Average Home in Your Area" refers to the average energy use or carbon footprint of all the homes in Massachusetts before implementation of any energy improvements. The average may vary slightly over time as homes become more efficient due to improvements.

REBATES & INCENTIVES

Your Municipal Light Plant
Your Municipal Light Plant Rebate Application

INCENTIVE OFFERINGS	REBATE
ENERGY STAR®	**Up to 50% Appliance Cost**
Room AC (max of 3)	$X - $X00
Air Purifier	$X0
Dehumidifier (max of 2) / Sensibo Smart Controller (max of 5)	$X0
Induction Stoves	$X5 - $X00
Wi-Fi-enabled Smart Thermostat or Flair Puck Controller (max of 3) / Refrigerator / Aquanta Smart Water Heater Controller	$X00
Heat Pump/Hybrid Clothes Dryer	$X00
Water Heater (WiFi-enabled Hybrid Heat Pump only)	$X50-$X00
Split-System Heat Pump Water Heater (ESTAR Certified ≥2.2 UEF)	$X00
CORDLESS OUTDOOR MAINENENCE EQUIPMENT	**Up to 50% Appliance Cost**
String Trimmers & Hedgers	$X5
Leaf Blower	$X0
Chain & Pole Saw / Hedge Trimmer / Pressure Washer / Rototiller	$X0
Push Lawn Mower	$X00
Riding Lawn Mower (no zero-turn) / Snow Blower / Shovel (56V minimum)	$X00
Zero-Turn Riding Lawnmower	$X00
ELECTRIC VEHICLE LEVEL 2 CHARGING	**Up to 50% of Project Cost**
Level 2 EV Charger Purchase / Installation	$X00
Demand Response Enrollment Adder (Learn More and Apply)	$X50
HEAT PUMP	**Up to 50% of Project Cost**
Heat Pump	$X,000/Ton, $X,000 Cap
Adder's: Fossil Fuel Removal, Low Income	$X,000
Weatherization- installed w/in 6 months of Heat Pump project	$X00

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REBATES & INCENTIVES (CONT.)

INCENTIVE OFFERINGS (Cont.)	REBATE
WEATHERIZATION	**Up to 75% of Project Cost**
Air Sealing Measures	$500
Insulation Measures	$1,500
Adder Low Income	$250 Air Sealing $500 Insulation
***MLP RESIDENTIAL SOLAR REBATE* Coming in 2026**	
Residential Solar Installation (Max System Size 5 kW DC)	$1.20/watt (DC)

ELECTRIC ACCOUNT AND ITEM TERMS AND CONDITIONS APPLY. FOR MORE INFORMATION, VISIT: Your Municipal Light Department Rebates

Insulate Walls

WALLS

Installed cost

$5,000

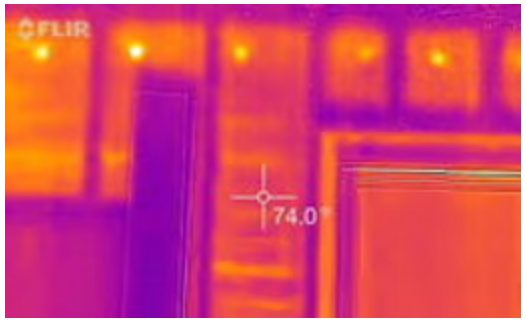
Annual Energy Savings

Approx. $51

Why it matters

Uninsulated walls can account for the greatest amount of heat loss in a home since they often are the largest surface area in the home. Wall insulation is done by drilling small holes in the wall cavities either from the inside or outside and filling the space with cellulose, fiberglass, or foam insulation. If it's time to replace your exterior siding, be sure to ask your contractor about adding a 1" or greater layer of rigid foam underneath the new sheathing.

For more information visit:
https://www.ene.org/sustainability/resources/insulation/



Insulate Exterior Walls:
"Dense packing" cellulose insulation in your wall cavities will dramatically reduce air leaks and drafts. We recommend insulating your exterior walls which will improve energy efficiency by reducing heat transfer to the outside and will keep your interior warmer in winter and cooler in summer. This will lower your energy use, enhance your home's comfort, and will reduce your energy costs year round. Due to changes in building codes, homes in Massachusetts built before 1965 may not have wall insulation, homes built before 1970 may not have full wall insulation

For help finding a contractor see:
Abode Contractor List
MassSave Contractor List

Notes to Homeowners

Based on thermal images, external walls appear to have little to no insulation.

Insulate Attic (Eaves)

AIR LEAKAGE

Installed cost
$1,800

Annual Energy Savings
Approx. $112

Why it matters

Attic insulation is among the most cost-effective measure you can implement in your home. There are various types of insulation from rolled out batt to blown in cellulose, fiberglass, and spray foam. Adding insulation to your attic and combining with air sealing can lead to a significant reduction in your utility bills, and greater comfort

For more information visit:
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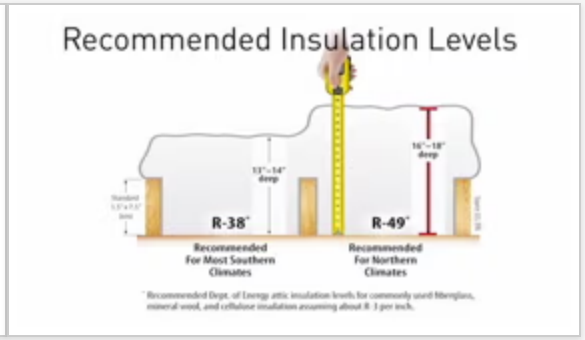
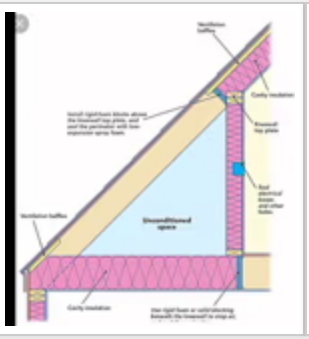
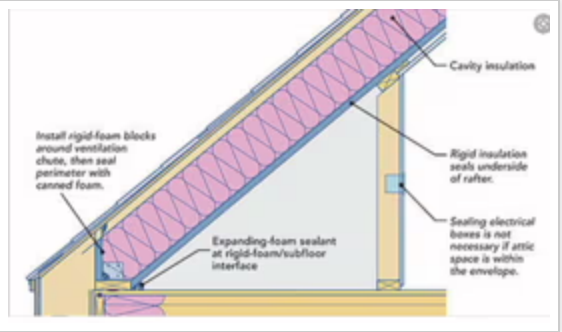


Insulate Attic:
Today's building codes require R49 insulation in an attic. Common attic insulation materials include: unfaced fiberglass, mineral wool or loose blown-in Cellulose. These materials are both good insulation and flame retardants. Loose insulation will fill gaps more effectively.
We recommend consulting with a Weatherization contractor to identify the best insulation type for your home.
For help finding a contractor see:
Abode Contractor List
MassSave Contractor List





Knee Walls:
A knee wall is a short vertical wall that is used to support the rafters in your roof and are often found in Cape and Gambrel style houses with finished attics, dormer windows, skylights, or above a garage. The knee wall and knee wall floor should be insulated fully to prevent heat loss. If pipes are exposed in the attic, insulation should be installed in the slope area.

For help finding a contractor see:
Abode Contractor List

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AIR LEAKAGE

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Attic insulation is among the most cost-effective measure you can implement in your home. There are various types of insulation from rolled out batt to blown in cellulose, fiberglass, and spray foam. Adding insulation to your attic and combining with air sealing can lead to a significant reduction in your utility bills, and greater comfort

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href="https://www.masssave.com/residential/find-a-contractor">MassSave Contractor List

Notes to Homeowners

Attic eaves crawlspace needs additional insulation on knee wall and floor.

Heat Pump Heating Systems

HEATING SYSTEM

Installed cost
$17,100

Annual Energy Savings
Approx. $1,022

Why it matters

Your heating equipment is the most important factor in the consumption of energy in your home. Newer heating systems can reach efficiencies up to 97% and can modulate to accommodate temperature extremes. Typical heating system last 20 years.

If you're heating with gas, look for a sealed combustion unit. They're much safer since the exhaust pathway from the unit is sealed and goes directly outside.

For more information visit:
https://ene.org/sustainability/resources/heating-systems/

Air Source Heat Pumps:
If you want to heat your whole house or just one room, while minimizing greenhouse gas emissions, we suggest that you consider a heat pump, which is basically an air conditioner that also runs in reverse. In summer, it moves heat from indoors outdoors. In winter, it moves heat from outdoors indoors. Today's cold climate heat air source pumps can keep a well-insulated and air sealed house comfortable even on the coldest and hottest days, while possibly saving money in yearly operating costs.

What's more, some heat pumps (often called minisplits) can reduce or eliminate the need for ductwork. For more information about Air Source Heat Pump ratings, please visit:
Air Source Heat Pump Ratings
Air Source Heat Pump Mass Save List

For help finding a contractor see:
Abode Contractor List
MassSave Contractor List

Gas Boilers:
On average, boilers have a 15-20 year lifespan; older boilers are less energy efficient and may leak CO2 into your home as they age.
When it is time to replace your water boiler, we recommend selecting a model that is ENERGY STAR rated which will help to reduce your energy costs over time: High efficiency boilers can achieve 96% efficiency vs an average boiler will achieve 80% efficiency or less.

Heat Pump Heating Systems

HEATING SYSTEM

Installed cost

$17,100

Annual Energy Savings

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Notes to Homeowners

Heating system to be replaced with either gas boiler, heat pumps, or a combination of both

Heat Pump Cooling Systems

COOLING SYSTEM

Installed cost
$15,105

Annual Energy Savings
Approx. $293

Why it matters

Air conditioner efficiencies have risen dramatically recently. Depending on the age of the unit, substantial savings may be gained by replacing your unit with an Energy Star rated appliance.

For more information visit:
Cooling:
https://www.ene.org/air-conditioning/

Heating:
https://www.ene.org/sustainability/resources/heating-systems/

Heat Pumps For Cooling:
If you want air conditioning (AC) for your whole house or just one room, we suggest you consider a heat pump, which is an AC that also runs in reverse. In summer, it moves heat from indoors to outdoors. In winter, it moves heat from outdoors to indoors. Today's cold climate heat air source pumps can keep a well-insulated and air-sealed house comfortable even on the hottest and coldest days, while minimizing greenhouse gas emissions.

What's more, some heat pumps (often called minisplits) can reduce or eliminate the need for ductwork.

For more information about air source heat pump technology, please visit Go Clean- Air Source Heat Pumps

For more information about Air Source Heat Pump ratings, please visit:
Air Source Heat Pump Ratings
For qualified Heat pumps see: Air Source Heat Pump Ratings
For more information about ENERGY STAR rated appliances, please visit:
ENERGY STAR
For help finding a contractor see:
Abode Contractor List
MassSave Contractor List

Windows

WINDOWS

Installed cost

$13,500

Annual Energy Savings

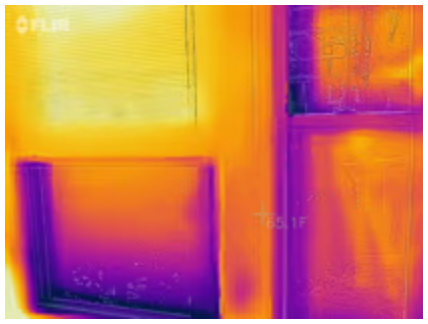
Approx. $81

Why it matters

Adding storm windows, solar screens or replacing your current windows can save energy and help reduce drafts or solar gain.

However, replacing windows is very expensive and therefore is not usually considered a cost saving investment.

Window Replacement:
If you are interested in installing new windows in your home. we recommend researching the most energy efficient option suited for your home and climate.
For more information about window efficiency:
Window Efficiency Ratings



Improve Window Efficiency:
Improving the efficiency of the windows in your home is often more cost effective than window replacement. We recommend measures such as sealing air leaks, caulk & weatherstripping, window coverings, storm windows and solar control film to improve the efficiency of your windows.

For more information about window efficiency:
Window Efficiency Tips

Notes to Homeowners

Storm windows should be at winter setting

Air Leaks and Ventilation

CUSTOM MEASURE

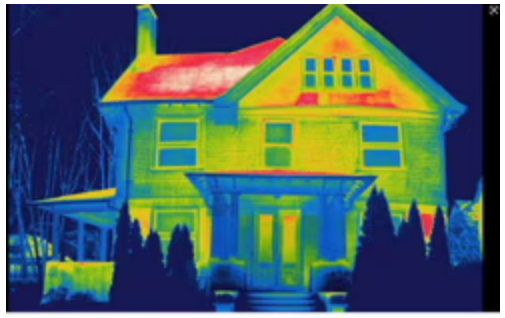
Installed cost

$1,120

Why it matters

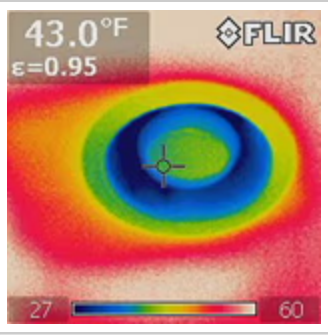
In colder climates, air sealing is typically the most cost-effective improvement you can make to your home. To help identify possible areas of air leakage, we often use infrared cameras. A good air sealing job will increase the comfort of your home and help you save significant energy, which along with proper ventilation can also improve indoor air quality.

For more information:
https://www.ene.org/sustainability/resources/air-sealing/



Air Leaks:
Even with insulation, the average American home leaks its air volume in under an hour, forcing the heating system to run constantly. These leaks don't ensure fresh air but often pull in dirty air from basements and allow moisture into attics. When installing air sealing measures, we recommend requesting that your contractor perform a blower door test to ensure your home is properly sealed.

For help finding a contractor see:
Abode Contractor List
MassSave Contractor List



Recessed Lights/Can Lights:
Recessed lights are an often-overlooked source of heat loss in the home. We recommend that you ensure your recessed lights are Insulation Contact (IC) rated in order to have insulation installed over them safely.

For help finding a contractor see:
Abode Contractor List
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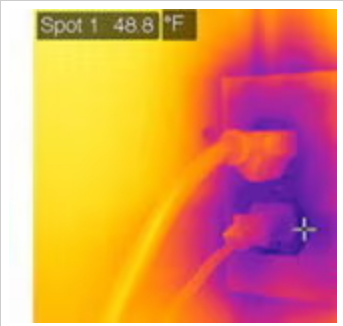
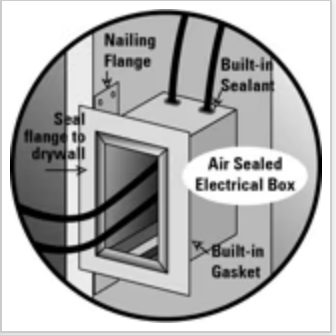




Electrical Outlet- Exterior Walls:
To prevent air leaks through electrical outlets, gaskets can be installed behind a switch wall plate to prevent heat loss.

For help finding a contractor see:
Abode Contractor List
MassSave Contractor List

Wrap Heating pipes

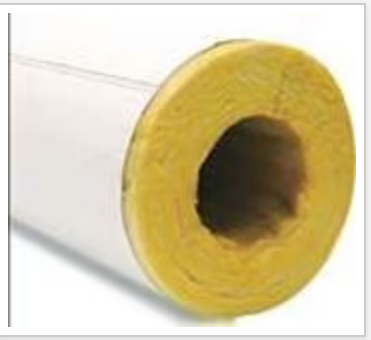
CUSTOM MEASURE

Installed cost

$60

Why it matters

Wrapping the hot water pipes on your water heater or steam systems in unconditioned spaces will typically save as much energy as it costs to accomplish the work. For instance it is likely to save ~$60 a year and cost~ $60 worth of materials.



Pipe Wrap:
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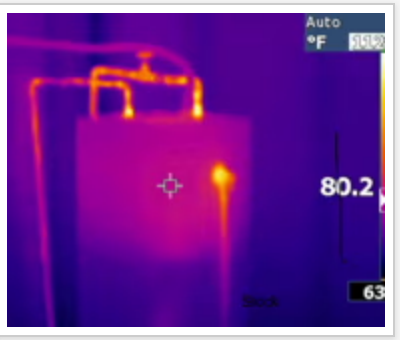
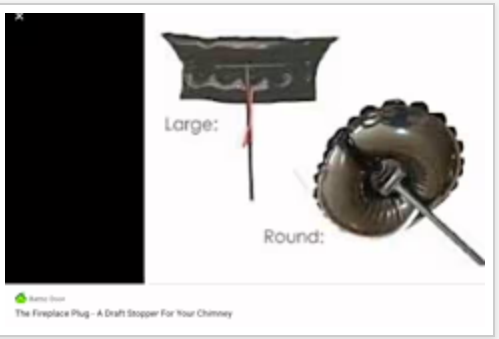


Foam Pipe Wrap:
Foam pipe wrap is suitable for both warm and cold pipes and is easy to install due to is flexible nature. We do not recommend installing foam pipe wrap in high temperature settings. Pipes within 6-10 feet of your boiler will benefit most from pipe wrap insulation.

Health & Safety

What's This?

These are common areas for potential health and safety concerns in your home.



Fireplaces:
Fireplaces generally lose more heat than they provide, and are rather dirty burning. You should close dampers when not in use. Consider a glass enclosure, or an added chimney draft stopper if your flue is not well sealed, as heat will constantly leave your home up the flue.

Low Level Carbon Monoxide Monitor:
CO detectors are highly recommended in homes with fuel-burning appliances: oil, gas, wood, propane, etc. We recommend placing a detector on each floor and near sleeping areas. The detectors signal homeowners via an audible alarm when CO levels reach potentially dangerous levels.

Mold and Moisture:
Moisture control is essential for preventing mold growth. Since mold can digest

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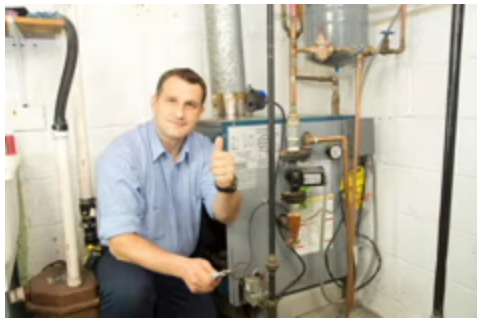
These are common areas for potential health and safety concerns in your home.

most materials, water is the limiting factor. Mold thrives in damp areas like bathroom tiles, basement walls, window frames, and around leaks. Common moisture sources include roof leaks, plumbing failures, high humidity, condensation, poor drainage, and malfunctioning humidification systems. Proper ventilation should accompany insulation to reduce moisture buildup.



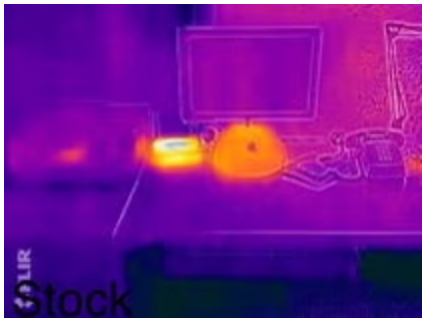
Oil Furnace Tune Ups:
Oil is a high carbon fuel. We recommend scheduling annual service for oil burners to be cleaned and tuned, with fuel filter changes yearly for safety and efficiency.

Miscellaneous Topics

ADDITIONAL NOTES

More energy saving tips

Here are some additional tips that will help you save energy and money.



Smart Strips:
We recommend using “smart strips” in your home. Anything that is plugged into an outlet tends to draw a “phantom” current, even when it is not on. Televisions, computers, and video equipment are among the highest users. Smart strips can help reduce this wasted energy by shutting off peripherals when the main device is shut off.

Water Sense:
Save water and protect the environment by choosing WaterSense labeled products in your home. Newer water saving showerheads can use as little as 1.5 gallons per minute and still deliver a massage and forceful spray. Showers generally use less water than baths. Save water, sewer, and the fuel to heat the water.

Dehumidifying:
Dehumidifiers use a lot of energy. To reduce energy consumption; we recommend that you run a basement fan in early summer, then transition to a dehumidifier set to 55%-60% during the more humid summer months.

Miscellaneous Topics

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Electric Outdoor Lawn Equipment: Electric outdoor lawn equipment are quiet and lightweight, are less expensive to maintain, and have zero emissions. There are a wide variety of outdoor lawn tools available- from riding lawn mowers to hedge trimmers to chainsaws! Replacing your gas-powered equipment with electric yard tools can lead to cost savings and will reduce your carbon footprint.

Fans:

Fans are considerably less expensive to run than A/C. Since fans cool people not rooms, run only when someone is present. Ceiling fans for a cathedral ceiling should run clockwise in winter at low speed, and counter-clockwise in summer. We do not recommend running a fan in the winter as often the windchill effect of the fan negates any energy savings of bringing the heat back down.

Miscellaneous Topics

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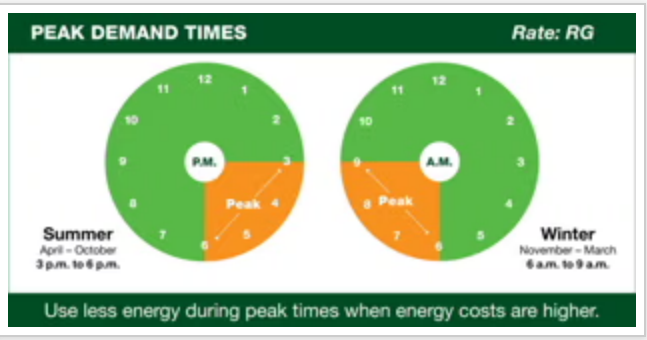
Mass Save:
If you HEAT, with Natural Gas, you may look into rebates from Mass Save. Call 866-527-7283 for more info.
MassSave



Reduce Peak Energy Demand: On peak days—usually the hottest or coldest days of the year, between the hours of 3-8 pm- electricity demand soars, and the high electric demand is met by the most expensive, dirty fuels. Adjust your thermostat to reduce energy during these times and delay your energy use by waiting until after 8 pm to run the dishwasher, laundry, or cook in electric ovens.

Miscellaneous Topics

ADDITIONAL NOTES

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Here are some additional tips that will help you save energy and money.

Electric vehicles:
Plug-in electric cars, SUVs and even trucks are becoming more affordable than ever. Because municipal electric rates are much lower than investor-owned utility rates. Charging at home overnight can be equivalent to less than $2/gal of gasoline.

For more information:
Electric Vehicle for You

Mass.gov

MA Home Energy Assistance Program (HEAP):
Fuel assistance programs offer assistance to pay for heating costs during winter months. Call 1-800-632-8175 to find the agency near you.

Heating Assistance

Miscellaneous Topics

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Induction cooking:
Quicker, safer, hotter, and 15% more efficient! Induction cooking is a cooking process using direct electrical induction heating of cooking vessels, rather than relying on indirect radiation, convection, or thermal conduction. In comparison, induction cooktops cook food more quickly, adjust better to temperature changes, and take no time at all to cool down. Induction cooktops are also very easy to clean.

Energy Saver Home Loan Program:
The MCCB's Energy Saver Home Loan Program (ESHLP) is a $20 million initiative powered by MassHousing that helps eligible homeowners make clean energy improvements to their homes.
For More Information:
Energy Saver Home Loan Program

Miscellaneous Topics

ADDITIONAL NOTES

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Massachusetts Household Heating Costs:
For more information about Household Heating Costs in MA, please visit:
MA Heating Cost