

DID YOU KNOW?



Maine law requires a landlord to provide an Energy Efficiency Disclosure for Rental Units in Maine form to any person who requests this in person, and must post the form in a prominent location in a property that is being offered for rent or lease.

In addition, before a tenant enters into a contract or pays a deposit to rent or lease a property, the landlord must provide the disclosure form to the tenant, obtain the tenant's signature on the form, and sign the form. Landlords must retain the signed forms for a minimum of seven (7) years.

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.