

GREENING YOUR MLS

GUIDANCE FOR REAL ESTATE PROFESSIONALS

Note: Specific appearance and search features need to be explored further by each MLS. The U.S. Department of Energy recommends that each MLS engage local green building and energy professionals to assist in assuring the comprehensiveness and local specificity of applicable fields.

Field	Data Type	Sub-Field	Sub-Field Data Type	Agents' Due Diligence
ENERGY STAR [®] (ES) qualified refrigerator, dishwasher, clothes washer	Yes/no	Year ES qualified ¹	Date range	Look for the ENERGY STAR label on the appliance (usually inside the door) or seek out the EnergyGuide label for that model ² .
ENERGY STAR qualified furnace, boiler, central air, heat pump, room AC, water heater	Yes/no	Year ES qualified	Date range	Look for the ENERGY STAR label on the equipment or in owner's manual; or find the specifications for that model from the manufacturer.
ENERGY STAR qualified windows ³ , doors, skylights	Yes/no or a number range	Year ES qualified	Date range	Request receipts for installation including information from manufacturer. Energy audit or HERS ⁴ rating recommended ensuring proper installation. Home inspector may be able to advise in certain areas. Proper air sealing is important.
Programmable thermostat	Yes/no	N/A	N/A	Can usually be verified during showing appointment.

¹ ENERGY STAR specifications grow more stringent as technologies improve from year to year. It is prudent to include a choice of "Unknown" for the agent.

² For further information or reference, see DOE guidance at <http://www.eere.energy.gov/consumer/tips/energyguide.html>.

³ For more information about what makes a window or door energy efficient, visit the National Fenestration Rating Council Web site at <http://www.nfrc.org/label.aspx>.

⁴ Find qualified raters or auditors by visiting <http://www.natresnet.org>.

ENERGY STAR qualified lighting, compact fluorescent light bulbs (CFLs), or LEDs ⁵	Choose from list or yes/no for each	N/A	N/A	CFLs and LEDs can typically be verified during showing.
Tankless water heater	Yes/no	N/A	N/A	Can usually be verified during showing appointment, but buyer agent should obtain and review the EnergyGuide label for specific energy usage details.
Low flow showerhead(s), fixtures	Yes/no for each	Number	Number range	This can be difficult to verify. If the home has been recently updated with these features, the seller may have receipts or manufacturer information, especially for showerheads. In general, look for aerators on all faucets and showerheads. If not installed, these are fairly inexpensive and can help the homeowner save on water and water heating costs.
Dual flush toilet(s)	Number range	N/A	N/A	Obtain manufacturer's information or ask for receipt if available.
High efficiency toilet(s) ⁶	Number range	N/A	N/A	Obtain manufacturer's information or ask for receipt if available.
Energy audit avail.	Yes/no	N/A		Seller should provide a copy of the energy audit report.
Walk Score™ or similar	Number range	N/A	N/A	Agents should educate themselves on what the value indicates. More information on Walk Score™ can be found at www.walkscore.com .
Green roof	Yes/no	Year installed	Date range	Can usually be verified during showing appointment. Home buyer would need detailed information on the life expectancy of the roofing membrane, maintenance needs, etc. If installed as a retrofit, may want to verify structural integrity given added weight.

⁵ Average households dedicate 10% of energy budgets to lighting. New lighting technologies can reduce lighting energy use in the home by 50% to 75%. For more information, see www.eere.energy.gov/consumer/tips/lighting.html

⁶ Look for the EPA WaterSense label, or visit <http://www.epa.gov/owm/water-efficiency/> for more information about high efficiency toilets and other water fixtures.

Utility bills	Yes/no	Monthly or yearly average	Dollar range	Seller could provide copies of utility bills for the past 1-5 years. Buyer agent should also consider factors, such as occupancy, which would affect utility bills.
Passive solar features	Yes/no	50 word summary field	Text	Refer to licensed, insured professionals. Ask seller for documentation. Agent may point out directional exposure (north, south, east or west), natural light and ventilation, overhangs, etc. but should not state a particular heating or lighting value.
Solar water heater	Yes/no	Year installed	Date range	Have an inspector check the system to ensure there are no leakage issues on the system or on the roof itself. Solar components may come with warranties. Ask the seller.
Solar photovoltaic (PV) electric system	Yes/no	Year installed	Date range	Ask if system has battery storage or utility offers net metering (credit to homeowner's account for power fed back to grid). Most jurisdictions require PV system be checked for by a licensed electrician. Best if installed by a NABCEP ⁷ certified installer. Inspector should check roof integrity. Ask for supporting docs.
Wind turbine ⁸	Net metering/off-grid	Year installed	Date range	Ask seller whether the system has battery storage and if the utility offers net metering. Many utilities credit the homeowner's account (net metering) for power fed back to the grid and require features to assure the safety of line workers during power outages. Ask seller for supporting documentation.
HERS rating (home energy rating system) or E-scale* available	Yes/no	Score/Index	Number range 0 to 150	Seller should provide a copy of the HERS rating. Agent should research the HERS index vs. score to determine how it applies to a particular home. More information at www.natresnet.org .
Builders Challenge qualified. (Meets stringent energy and quality criteria.) ⁹	Yes/no	Year qualified	Date range	Ask if the home meets the Builders Challenge and look for the EnergySmart Home Scale (*E-Scale) score. See www.buildingamerica.gov/challenge to learn more.

⁷ North American Board of Certified Energy Practitioners. More information available at www.nabcep.org/.

⁸ For more information on wind turbines for homes, visit www.windpoweringamerica.gov/small_wind.asp and www.toolbase.org/TechInventory.

⁹ Learn about Builders Challenge Qualified Criteria at www.eere.energy.gov/buildings/challenge/bcqc_criteria_glance.html.

Geothermal Heat Pump ¹⁰	Yes/no	Year installed	Date range	Agent should assist the homebuyer in determining what type of system is installed and what the heat exchange medium is, as well as what maintenance the system may require. Any supporting documentation should be provided by the seller.
Other green features ¹¹	Text	N/A	N/A	Buyer agents should always seek supporting documentation for claims made by the seller or listing agent. Sellers and listing agents should always plan in advance to provide documentation to potential buyers.
ENERGY STAR qualified home ¹²	Yes/no	Year ES qualified	Date range	Request to see label in breaker box or supporting HERS rating.
EarthCraft House ¹³	Yes/no	Year certified as EarthCraft	Date range	Ask for the certification letter or document from the builder or EarthCraft provider.
LEED® Home ¹⁴	Yes/no	Certified, Silver, Gold, Platinum	Drop-down menu selection	Ask for the certification letter or document from the U.S. Green Building Council.
NAHB National Green Building Program ¹⁵	Yes/no	Bronze, Silver, Gold	Drop-down menu selection	Ask for the certification letter from the NAHB Research Center.
ANSI National Green Building Standard ⁸	Yes/no	Bronze, Silver, Gold, Emerald	Drop-down menu selection	Ask for the certification letter from the NAHB Research Center or from ANSI (the American National Standards Institute).
Other green building program certification	Yes/no	(Varies by locality)	(Varies by locality)	Agents should consult local experts.

¹⁰ There are four basic types of geothermal heat pump system. For more information, see www.eere.energy.gov/geothermal/heatpumps.html.

¹¹ Would allow for other green features. Research green-washing issues and review Federal Trade Commission guides at <http://www.ftc.gov/bcp/gmrule/guides980427.htm>.

¹² For information on ENERGY STAR new homes, visit <http://www.energystar.gov> and click on "New Homes."

¹³ For information on EarthCraft House, visit <http://www.earthcrafthouse.com/>.

¹⁴ For information on the Leadership in Energy and Environmental Design® (LEED) rating system, visit <http://www.usgbc.org>.

¹⁵ For information on the NAHB National Green Building Guidelines and the ANSI National Green Building Standard™, visit <http://www.nahbgreen.org>