

**State of Nevada  
Renewable Energy and Energy Efficiency Authority**

**SELLER'S ENERGY CONSUMPTION EVALUATION FORM**

**The Seller and the Buyer may waive this form if both parties agree and sign the "Waiver" found on page 4.**

In accordance with Nevada Revised Statute ("NRS") 113.115, a seller of residential real property in Nevada must prepare an energy consumption evaluation for the property before closing the transaction; unless it is waived by the buyer and seller, or meets one of the other exclusions (see below for "Explanations"). A seller may complete the form on his or her own. This form may also be completed by a certified home inspector who is any person certified by the Real Estate Division of the State of Nevada, Department of Business and Industry as an "inspector" pursuant to NRS 645D.040.

**Purpose of Statement:** (1) This statement is an evaluation of the energy consumption of the residential property known by the Seller in compliance with the NRS 113.115(3), **effective January 1, 2011**. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

**EXPLANATIONS**

**Who Needs to Complete this Form?** Sellers of residential property in Nevada are required to have the energy consumption of the residential property evaluated before closing a transaction for conveyance. Completing the included form and delivering it to the buyer before closing a transaction for conveyance satisfies this requirement. This form was created pursuant to regulations adopted by the Nevada Energy Commissioner ("Commissioner"). The copy of the regulation can be found at <http://renewableenergy.state.nv.us/>.

**Who Does Not Need to Complete this Form?** This form does not need to be completed where a transaction for conveyance is: (a) By foreclosure pursuant to chapter 107 of NRS; (b) Between any co-owners of the property, spouses or persons related within the third degree of consanguinity; (c) By a person who takes temporary possession or control of or title to the property solely to facilitate the sale of the property on behalf of a person who relocates to another county, state or country before title to the property is transferred to a purchaser; or (d) If the seller and purchaser agree to waive the requirements for the evaluation. Further, if an evaluation of a residential property was completed not more than 5 years before the seller and purchaser entered into the agreement to purchase the residential property, the seller may serve the purchaser with that evaluation.

**Do I Have to Use This Form?** The evaluation of the energy consumption of residential property must be completed on the most recent version of the form. *The form must not be modified, altered or amended in any manner except by or with the approval of the Commissioner.*

**Can I Hire Someone to Fill Out This Form For Me?** A seller may complete the form on his or her own. This form may also be completed by a **certified home inspector** who is any person certified by the Real Estate Division of the State of Nevada, Department of Business and Industry as an "inspector" pursuant to NRS 645D.040.

**What do These Words Mean?**

**"Residential property"** is defined as any land in Nevada to which is affixed not less than one or more than four dwelling units, NRS 701.250(3)(b)

**"Dwelling Unit"** is defined as any building, structure or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one person who maintains a household or by two or more persons who maintain a common household, NRS 113.100(3)

**"Seller"** is defined as a person who sells or intends to sell any residential property, NRS 113.100(5)

**"Reasonably available"** means ascertainable to a reasonable person under the same or similar circumstances, or in the case of a mechanical device, observable by visual labeling on the device. For example, if a property has never been occupied, then certain utility bill information is not "reasonably available." Further, certain appliances in a dwelling unit may be of an age such that data regarding the appliances may not be available or observable by visual labeling on the device. Sellers must make a good faith effort to obtain data where and when it is available.

**"Energy Star label"** means a product that has earned the Energy Star label pursuant to the program established by the United States Department of Energy pursuant to 42 U.S.C. § 6294a, or its successor. More information on the energy star program is available at: <http://www.energystar.gov/>

**"Net metering"** means a facility or energy system for the generation of electricity that: (a) Uses renewable energy as its primary source of energy to generate electricity; (b) Has a generating capacity of not more than 1 megawatt; (c) Is located on the customer-generator's premises; (d) Operates in parallel with the utility's transmission and distribution facilities; and (e) Is intended primarily to offset part or all of the customer-generator's requirements for electricity (see NRS 704.766 through NRS 704.775 for further information).

APN: \_\_\_\_\_ OR Property Address: \_\_\_\_\_

YEAR the dwelling unit was built: \_\_\_\_\_ Number of Stories: \_\_\_\_\_ Number of bedrooms: \_\_\_\_\_

Square footage approx: \_\_\_\_\_ What is the approx. square footage regularly heated or cooled? \_\_\_\_\_

**ENERGY CONSUMPTION**

If reasonably available you must provide the total monthly and yearly consumption and cost of energy commodity for the last 12 month period during which the property was continuously occupied.

Service	Total Yearly Consumption of energy commodity	Total Yearly Cost	12 mos. of utility records attached?
Electricity	kWh		O YES O NO
Natural Gas	Therm		O YES O NO
Heating Oil, Propane, Kerosene Specify commodity (example: gallon, cord)			O YES O NO
Other: (specify) Specify commodity (example: gallon, cord)			O YES O NO
Occupancy during this 12 month period:	_____ people		

Monthly consumption and cost may be shown by completing the table below, OR by attaching utility records where available.

	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Total
Electric Consumption													
Electric Cost													
Gas Consumption													
Gas Cost													
Heating oil, Propane, Kerosene Consumption													
Heating oil, Propane, Kerosene Cost													
Other: (specify), Consumption													
Other: (specify), Cost													

**DWELLING UNIT INFORMATION**

If you answer YES to any of the following questions, you must explain the answer in the COMMENTS box on below or attach additional sheets.

1) Have any improvements been made to the dwelling unit in the last 5 years which had the effect of reducing the overall energy consumption of the property?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Unknown
2) Does the dwelling unit contain a net metering system? If YES, describe the renewable energy system and include generational attributes of the system in the Comments box below.	<input type="checkbox"/> YES <input type="checkbox"/> NO
3) Does the dwelling unit have other design attributes or features that improve the overall energy efficiency?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Unknown
4) Has the dwelling unit received the Energy Star Label or was it constructed in accordance with a model energy code?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Unknown
5) What areas of the dwelling are insulated and what type of insulation does your dwelling unit have? List type and areas insulated in the Comments box below. (Areas include walls, ceiling, crawlspace, other)	<input type="checkbox"/> Unknown
6) What type of foundation does your dwelling unit have? List type in Comments box below.	<input type="checkbox"/> Unknown

**Comments:**

**AGE AND ENERGY STAR RATING OF SYSTEMS**

To the best of your knowledge and to the extent that Energy Star labeling or other labeling is observable by visual labeling, please provide the following information for all appliances included in the sale of the property (**Do not fill shaded areas**) (**Unavailable = U/A**)

System	Age	Energy Star label	Other
Refrigerator	_____ yrs. <input type="radio"/> Unavailable	<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> U/A	
Washer	_____ yrs. <input type="radio"/> U/A	<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> U/A	
Dryer	_____ yrs. <input type="radio"/> U/A	<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> U/A	
Oven	_____ yrs. <input type="radio"/> U/A	<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> U/A	
Stovetop	_____ yrs. <input type="radio"/> U/A	<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> U/A	
Microwave	_____ yrs. <input type="radio"/> U/A	<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> U/A	
Other: (specify)	_____ yrs. <input type="radio"/> U/A	<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> U/A	
Heating System	_____ yrs. <input type="radio"/> U/A	<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> U/A	Efficiency Rating: _____ <input type="radio"/> U/A Programmable Thermostat? <input type="radio"/> YES <input type="radio"/> NO
Cooling System	_____ yrs. <input type="radio"/> U/A	<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> U/A	Efficiency Rating: _____ <input type="radio"/> U/A Programmable Thermostat? <input type="radio"/> YES <input type="radio"/> NO
Water Heater	_____ yrs. <input type="radio"/> U/A	<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> U/A	Efficiency Rating: _____ <input type="radio"/> U/A Type: _____ <input type="radio"/> U/A
Windows		<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> U/A	Type: _____ <input type="radio"/> U/A
Doors		<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> U/A	Type: _____ <input type="radio"/> U/A
Skylight		<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> U/A	Type: _____ <input type="radio"/> U/A
Roof		<input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> U/A	Type: _____ <input type="radio"/> U/A

## LIGHTING

Indicate the type of fixed lighting used in the dwelling unit and the percentage of total lighting in each category.

Fixed Lighting Type	In Home?	Approx. Percentage of total lighting
Incandescent (regular light bulbs)	O YES   O NO   O U/A	
Fluorescent (fluorescent bar)	O YES   O NO   O U/A	
Compact Fluorescent (curly bulbs)	O YES   O NO   O U/A	
LED- Light-emitting Diode	O YES   O NO   O U/A	
Other: (specify)	O YES   O NO   O U/A	

**If this form is completed by the seller:**

The above information provided on pages two (2), three (3), and four (4) of this evaluation form is true and correct to the best of seller's knowledge.

SELLER: \_\_\_\_\_ DATE: \_\_\_\_\_

SELLER: \_\_\_\_\_ DATE: \_\_\_\_\_

**If this form is completed by a certified home inspector:**

The above information provided on pages two (2), three (3), and four (4) of this evaluation form is true and correct to the best of inspector's knowledge.

INSPECTOR: \_\_\_\_\_ Date: \_\_\_\_\_

Company: \_\_\_\_\_ ISO Lic # \_\_\_\_\_

**Buyer acknowledges receipt of a copy of this Seller's Energy Evaluation Form.**

BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_

BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_

### WAIVER

In accordance with Nevada law, a Seller and Buyer of residential real property in Nevada may waive the Seller's Energy Evaluation Form otherwise required to be provided before the conveyance of the property. (See NRS 701.250 and NRS 113.115)

By signing below you are agreeing to waive the requirements of a Seller's Energy Consumption Evaluation form for residential property.

SELLER: \_\_\_\_\_ DATE: \_\_\_\_\_

SELLER: \_\_\_\_\_ DATE: \_\_\_\_\_

BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_

BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_

The State of Nevada, Housing Division administers a **Low Income Housing Weatherization Assistance Program** which is designed to assist low income households (at or below 150% of the federal poverty income level) in reducing their utility costs by providing various energy conservation measures and energy related health and safety measures. For more information on this program call (702) 486-7220 in Clark County or (775) 687-2037 for all other areas of the state.

As identified, the information on other programs, grants, incentives, rebates and tax credits which are available through the utility companies and local, state and federal governments for **improving energy conservation and energy efficiency in residential property** will be posted on the webpage of the Renewable Energy and Energy Efficiency Authority:

**<http://renewableenergy.state.nv.us/>**