

energy-saving checklist

a guide for rental property owners



taking responsibility

At your business, the efficient use of energy brings benefits such as lower bills, improved comfort levels for your residents and employees, and a reduced impact on the environment.

Acting together, our individual choices add up — for the benefit of our community, our environment and our energy future. That's the power of working together.

As your community energy company, we are committed to sharing our experience and energy expertise. You can always count on us for:

- Answers to your energy questions.
- Energy efficiency information and advice.
- Help in evaluating energy-saving options.
- Assistance in finding energy-efficient products.

Put our experience to work for you

Every year we work with rental property owners and developers to improve the energy efficiency of their facilities. From the basement to the rooftop, the recommendations we make are based on standards. This booklet collects those standards in a checklist format that’s easy for you to apply as you work to save energy and money in every corner of your rental property. For more information or advice, visit mge.com or call us at 252-7117.

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Save energy and money

MGE’s “Energy-Saving” services include:

- Trained MGE representatives ready to answer questions
- Booklets on specific energy topics
- Local resources for energy-efficient products
- MGE Web site; mge.com
- Vacancy reports
- Bill analysis
- Training
- New construction or renovation consulting
- Project financing
- Affordable housing program
- Technology assessment

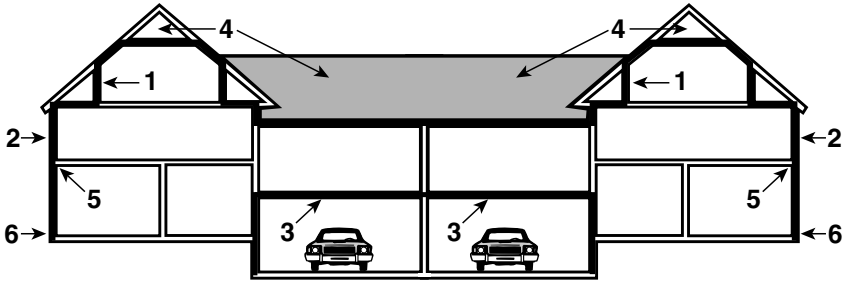
Standards for your rental property

Every property is unique. Some of these recommendations may have been implemented. Others may still need to be done. Use the checklist as a starting point. If you have questions, call MGE at 252-7044.

Insulation	Insulate to this minimum level*
Attic	<input type="checkbox"/> R-38
Basement walls (with living space)	<input type="checkbox"/> R-10 interior or R-5 exterior
Garage ceiling (under living space)	<input type="checkbox"/> R-19
Crawl space floor	<input type="checkbox"/> Moisture barrier
Crawl space walls	<input type="checkbox"/> R-10
Knee walls	<input type="checkbox"/> R-11 or higher
Sidewall cavities	<input type="checkbox"/> R-13
Sill box	<input type="checkbox"/> R-19 faced fiberglass batts
Entry doors	<input type="checkbox"/> Insulated with storm door

*Levels shown are for existing buildings. For new buildings, call MGE.

Quick tip: Before you insulate, consider testing for air leaks. Blower door testing locates hidden leaks and potential appliance venting problems.



- | | |
|-----------------------------|-------------------------------|
| 1 Knee wall insulation | 4 Attic or ceiling insulation |
| 2 Sidewall insulation | 5 Sill box insulation |
| 3 Garage ceiling insulation | 6 Basement wall insulation |

Drafts and air leaks

Take these steps

Seal attic air leaks

- Blower door test performed by specially trained technician to identify large air leaks
- Seal around penetrations into attic: access, chimney, pipes, electrical conduits

Reduce drafts inside

- Seal around top of basement wall (sill plate) where concrete meets wood
- Seal around interior trim and other detected air leaks
- Use air conditioner covers

Quick tip: Install R-19 faced fiberglass batts in sill boxes.



ENERGY STAR® labeled products use less energy than other products. They reduce your energy costs and help to protect the environment. We're an ENERGY STAR partner. Learn more about qualifying products at energystar.gov or call MGE at 252-7117.

Products with ENERGY STAR ratings

Look for the ENERGY STAR label

Appliances

- Dehumidifiers
- Dishwashers
- Refrigerators and freezers
- Clothes washers

Consumer electronics

- Audio equipment
- Cable, satellite and Internet access equipment
- Cordless phones
- DVD and VCR equipment
- Televisions

Heating and cooling

- Air conditioners (central and room)

Quick tip: Use a high-capacity ENERGY STAR dehumidifier (such as the Santa Fe model) to remove as much water as two standard units for half the operating cost.

Heating and cooling
(continued)

- Boilers (hot water and steam systems require AFUE of 85% or greater)
- Ceiling fans
- Furnaces (requires AFUE of 90% or greater)
- Programmable thermostats
- Heat pumps

Home office equipment

- Computers
- Copiers
- Fax machines
- Monitors
- Printers
- Scanners

Lighting

- Compact fluorescent bulbs
- Indoor lighting and lamps
- Outdoor lighting

Windows

- Windows, doors and skylights (requires .35 or lower NFRC U-factor rating)

Ventilation

- Ventilating fans for kitchens and bathrooms

Product features that save energy and money

Appliances

Look for

Dryer

- Natural gas
- Moisture sensor

Range

- Self-cleaning
- Natural gas

Cooling

Look for

Fans

- Whole house fan (a low-cost alternative to air-conditioning)

Heating

Look for

Furnace ducts

- Sealed seams. In unheated areas, R-11 insulated ducts

Controls for hot water boilers

- Indoor/outdoor temperature reset (for systems with more than one zone)

Insulation for steam pipes

- High-temperature insulation

Lighting

Take these steps

Inside

- ENERGY STAR compact fluorescent bulbs
- ENERGY STAR fluorescent fixtures
- Low-voltage halogens for task lighting
- Replace halogen torchieres with ENERGY STAR torchieres
- Use occupancy sensors where appropriate
- Convert exit lights to LED or T-1 fluorescent
- Airtight, insulation contact rated, recessed fixtures

Outside

- ENERGY STAR compact fluorescent bulbs and fixtures rated for cold temperatures
- High-pressure sodium fixtures
- Photo-eye controls (dusk to dawn)
- Low-voltage systems
- Motion sensors for incandescent bulbs

Water heating

Look for

Natural gas (chimney vent and side vent) 30-50 gallon

- .61 minimum energy factor
- Heat traps on inlet and outlet pipes

Electric (standard) all sizes

- .93 minimum energy factor
- Heat traps on inlet and outlet pipes

Electric (heat pump) all sizes

- 2.0 minimum energy factor
- Heat traps on inlet and outlet pipes

Solar

- Freeze protection

Pipe insulation

- R-2 on at least first five feet of pipe from water heater

Low-flow faucet aerator

- 1.5 gallons or less per minute

Water-saving showerhead

- 2.5 gallons or less per minute

Quick tip: Wash clothes in cold water and save about \$50 per year.

Windows

Look for

Existing

Double-pane or single-pane primary plus storm window

Window locks

Replacement/new

ENERGY STAR label

Ventilation

Look for

Heat or energy recovery ventilation system

Installer should balance supply and exhaust during installation

Attic vents

Balance the venting: half should be low, in the eaves; half high, near the peak

Resources

energystar.gov

Includes information about how to save energy and which appliances are ENERGY STAR qualified.

focusonenergy.com

Learn about Cash-Back Rewards, home energy inspections, renewable energy and Wisconsin ENERGY STAR® Homes (new construction).

mge.com/homebrochures

- Caulk and Weatherstrip brochure
- How to Insulate Your Attic brochure
- Exterior Wall Insulation fact sheet
- Finishing Basements fact sheet

listening. learning.

MGE takes responsibility to provide information and education to serve our customers and stakeholders. We educate customers today to help inform their decision making. We educate tomorrow's stakeholders so they can help plan our energy future.

Make the switch from electric to gas dryers. They cost two-thirds less to operate. And if we all make the switch, we can save more than 60 million pounds of coal per year. *Working together we can make a difference.*

Contact us for information about:


- Heating/Air-conditioning.
- Insulating/Weatherizing.
- Lighting.
- Windows/Doors.
- Appliances.
- Water heating.

Get more home energy information at:

- mge.com/home.
- Home Energy Line 608-252-7117.
- 800-245-1125.

Questions about billing? Call:

- 608-252-7222.
- 800-245-1125.

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your community energy company