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Senate of Pennsylvania

MEMORANDUM

TO: All Senators
FROM: Senator Vincent Hughes 
DATE: May 24, 2011
RE: Co-sponsorship – Energy Audits

In the near future, I plan to introduce legislation that amends Title 68 (Real and Personal Property) of Pennsylvania Consolidated Statutes. This legislation will require any seller of residential property to provide the potential home buyer with an energy audit.

The energy audit will include a calibrated blower door test, which will determine a residence's airtightness. The energy audit will also include a thermographic scan, which detects thermal defects, air leakage in the residence, and abnormally hot electrical connections, and likely energy savings from completing any deficiencies found in the report.

This audit will be conducted by a certified energy auditor. The energy audit should not cost the seller more than \$350.

If you would like to co-sponsor this legislation, please contact Ciarra Karnes in my office at 787-7112 or by email at ckarnes@pasenate.com.

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, providing for residential
3 real estate sellers to provide an energy audit of property
4 and for duties of the State Real Estate Commission.

5 The General Assembly of the Commonwealth of Pennsylvania
6 hereby enacts as follows:

7 Section 1. Title 68 of the Pennsylvania Consolidated
8 Statutes is amended by adding a chapter to read:

9 CHAPTER 74

10 ENERGY AUDITS

11 § 7401. Definitions.

12 The following words and phrases when used in this chapter
13 shall have the meanings given to them in this section unless the
14 context clearly indicates otherwise:

15 "Blower door test." A calibrated blower door test used to
16 determine a residence's airtightness, which addresses areas such
17 as:

18 (1) Reducing energy consumption due to air leakage.

1 (2) Avoiding moisture condensation problems.

2 (3) Avoiding uncomfortable drafts caused by cold air
3 leaking in from the outdoors.

4 (4) Preventing indoor air pollution.

5 § 7402. Energy audit.

6 (a) General rule.--Any seller who intends to transfer an
7 interest in residential real property shall provide to the buyer
8 an energy audit. The energy audit shall include the following
9 information:

10 (1) Whether existing insulation is sufficient and areas
11 in need of additional insulation.

12 (2) Whether existing insulation was installed correctly
13 and its effectiveness.

14 (3) The presence of abnormally hot electrical
15 connections or components.

16 (4) Locations where heat is being created by excessive
17 friction.

18 (5) Whether heat is being lost and any air leakage.

19 (6) The presence of any roof leaks.

20 (7) An assessment of airtightness.

21 (8) Any moisture condensation problems.

22 (9) An assessment of air quality.

23 (10) Whether there are unsealed cracks or openings.

24 (11) An itemized estimate of the cost to repair
25 deficiencies.

26 (12) Itemized expected savings from repairing the found
27 deficiencies.

28 (b) Form.--A form for use in the conduct of energy audits
29 that satisfies the requirements of this chapter shall be
30 promulgated by the State Real Estate Commission.

1 § 7403. Conduct of energy audit.

2 An energy audit requires:

3 (1) An examination of each room of a residence.

4 (2) An examination of past utility bills.

5 (3) A determination of the size of the residence and its
6 features.

7 (4) A blower door test.

8 (5) A thermographic scan to detect thermal defects and
9 air leakage in the residence and to detect abnormally hot
10 electrical connections or components and the heat created by
11 excessive friction.

12 § 7404. Energy auditors.

13 Energy audits under this chapter must be conducted by an
14 energy auditor who is listed on the registry established under
15 66 Pa.C.S. § 2806.2(a) (relating to energy efficiency and
16 conservation).

17 § 7405. Delivery of energy audit.

18 A signed and dated copy of the energy audit shall be
19 delivered to a buyer prior to the signing of an agreement of
20 transfer by the seller and buyer with respect to the property.

21 Section 2. This act shall take effect in 60 days.