

Robin M. Gronsky

Attorney at Law

315 North Pleasant Avenue

Ridgewood, New Jersey 07450

(201) 251-8001

RGronsky@GronskyLaw.com

Fax (201) 701-0407

Going Green to Save You Money In Your House

We're all hearing about going green and how it helps businesses save money. How can you go green in your house to save money?

When you have your house inspected before you purchase, have you ever thought of having an energy audit done at the same time? An energy audit is an assessment of how much energy your house uses and how you would be able to take steps to reduce the amount of energy that is being consumed. Where is energy typically wasted? The front door or the windows may need weather-stripping or to be replaced. The walls and the roof may not have enough (or any) insulation. The furnace or hot water heater may be nearing or past its useful life. Or the appliances may be old and energy-inefficient.

The company conducting the energy audit would give you a report. Unlike the home inspection report, you can't go back to the sellers to ask them to make the changes that are suggested in the energy audit. But, the report will suggest different ways to decrease the amount of energy that your new home will use. The suggested changes may include energy-efficient appliances, solar panels, solar hot water heaters, more insulation, different light bulbs, and sealing cracks against air leakage.

You will need to spend some money to make the changes. However, if you intend to stay in your new home for a number of years, you will recoup the cost of making the energy efficient changes and your home will be more comfortable – cooler in summer and warmer in winter. If you save energy usage by certain percentages based on implementing some of the changes that will be suggested, the government may give you a rebate or a tax credit, further reducing the cost of making your house more energy efficient. In the meantime, your electric and heating bill will go down, saving you money.

Find an independent energy audit company that is not trying to sell you products. They will be working for your benefit, not the benefit of any company that is looking to make a buck off of you.

There are tons of ideas out there for how to save money by going green. Even if you don't think that helping the environment is a reason to go green, saving money is always a good idea to implement in your home.

Contact Robin Gronsky at RGronsky@Gronskylaw.com to find out how Gronsky Law can help you when you buy or sell real estate. This article does not constitute legal advice and is for general information purposes only.