



In-Home Energy Assessment Report

██████████ TUMWATER, WA 98512

Homeowner: ██████████

Year Built: 2000

Square Footage: 1104

Assessment Date: 8/26/2026

Energy Guide: ██████████



How it Works

Thank you for completing your PSE In-Home Energy Assessment. We're here to help you complete your energy efficiency upgrades that will help create a safer, healthier home for you and your family.



Step 1: Review Report

Review your report for potential rebate opportunities.



Step 2: Recommended Energy Professional

If you have elected for a contractor referral, the contractor will reach out to discuss next steps.



Step 3: Program Confirmation

Programs you were referred to and enrolled in will provide confirmation.



Ongoing Support

We will be here to support you in making the most of your new upgrades.



Referrals

Based on your In-Home Energy Assessment, the following referrals or applications have been completed with your Energy Guide.

Referrals/Applications

Recommendations

The opportunities outlined below were identified during your In-Home Energy Assessment for you to evaluate further.



Upgrade to an ENERGY STAR® electric or heat pump dryer

ENERGY STAR® clothes dryers use 20% less energy than non-ENERGY STAR-certified models. Heat pump dryers are even more efficient - 70% less energy than a conventional dryer. You may be eligible for PSE dryer rebates of up to \$350, or \$400 if you are income-qualified. For more information visit: www.pse.com/appliances



Upgrade to an efficient hybrid heat pump system

A hybrid heat pump system pairs an efficient electric heat pump with your natural gas furnace to provide comfortable, year-round heating and cooling. The heat pump delivers efficient electric heating during mild and moderate weather, while the furnace automatically takes over on very cold days. This combined system can improve comfort, reduce natural gas usage, and provide reliable backup heat when needed. You may qualify for a \$1,500 hybrid heat pump rebate when you install a qualifying hybrid system using a PSE Trade Ally or Recommended Energy Professional (REP), or a \$2,400 Efficiency Boost rebate if you are income-qualified. Additional contractor discounts may also be available. For more information visit: www.pse.com/heating and www.pse.com/midstream.



Seal air leaks throughout your home

If your home feels drafty, you could be losing up to 10% of your heating and cooling energy through gaps and holes in your attic, crawlspace, and walls. After sealing air leaks in your home, consider installing additional insulation and be sure that your ventilation system is working properly and efficiently. Contact a PSE pre-authorized insulation contractor to see if you are eligible for a rebate of up to \$400 to air-seal your home! Visit www.PSE.com/insulation for more information on the PSE rebates.



Switch from gas to an electric heat pump water heater

Consider switching to an electric heat pump water heater that is more efficient and reduces carbon emissions. There is a PSE heat pump water heater rebate of \$1,000, or \$1,100 if you are income-qualified. For more information visit: www.pse.com/hpwh. You may also be eligible for rewards by enrolling your water heater in PSE's Flex Water Heaters program: <https://www.pse.com/en/rebates/PSE-flex/flex-water-heaters>.



In-Home Energy Assessment Pictures



Gas Furnace: xx% efficient. Inspect filter every 30 days of use and replace it every 60-90 days using a MERV rating between 5-7 range. Have a PSE Recommended Energy Professional perform yearly maintenance for best performance and longevity of equipment.



Water Heater: Recommend maintaining 120 degree temperature. Follow manufacturer maintenance instructions and contact a PSE Recommended Professional to keep the unit operating at peak performance.



Smart Thermostat, Smart Choice! Recommend maintaining 68 heat and 75 cooling for best efficiency and cost savings. Consider enrolling it in PSE's FLEX program for additional savings and rewards.



Attic: Blown-in type and 8-10 inches is present. Insulation is an important area to help keep you comfortable reducing heat loss in the winter and heat gain in the summer. To be effective it needs to be evenly installed at an appropriate level.



Crawl Space: This area appears to be in good condition with insulation properly installed and no observed moisture or rodent damage. Recommend yearly check to confirm condition.



Dishwasher: Recommend using normal or quick wash mode and avoid sanitize or high temp settings. Avoid heated dry and instead let the dishes air dry to maximize savings.

Energy Guide Notes

HVAC:

- Recommend setting the thermostat at 68 heating and 75 cooling.

- Inspect air filters once a month in your central air conditioner, furnace, and/or heat pump and change after 90 days of use. A dirty filter can increase energy costs and damage your equipment, leading to early failure. Change the filter every 30-90 days of use and install the right filter for residential use. A thickness rating higher than a MERV 5-7 will be more restrictive possibly lowering the air flow and system efficiency negatively impacting the comfort it can provide.

- Use pleated paper media style with a MERV rating between 5-7 filtration range.

- Recommend having regular service performed on the HVAC system by a qualified technician every spring and fall. It is beneficial to have the system cleaned and a tune-up performed to keep the interior cabinet, blower motor and lubricated moving parts operating efficiently. Maintain 3ft clearance around the outdoor compressor and keep the coils free of debris.

- Recommend installing a programmable or smart thermostat for better control when heating and cooling.

- When operating a Heat Pump in the winter refrain from moving the temperature up more than 3 degrees at a time within a short time period.

- Seal the ductwork, as leaks here are common; use UL181 Foil Tape or Mastic over any seams.

Water Heater:

- Install pipe wrap on exposed water lines.

- Thermostat should be set to 120 degrees for safe and efficient operation.

- Recommend flushing the water heater once a year to eliminate sediment buildup that can damage heating elements and negatively impact water quality (review manufacturer guide and/or qualified individual for instructions on how to perform



this).

Refrigerator/Freezer:

- Temp settings should be maintained at 38 degrees for Refrigerator and 0 degrees for Freezer.
- Clean and inspect door seals regularly.
- Clean coil every 6 months.

Stove/Oven:

Explore upgrading your electric stove cook top to Induction technology heating plates for a safe and more efficient way to cook food. Electric ovens use a large amount of electricity over long periods of time really impacting your energy usage. Make sure to use the matching size burner to the pan in order to reduce energy consumption. When possible, use a small convection oven or microwave to cook food to help lower energy costs.

When utilizing gas fuel for cooking, confirm the range hood exhaust venting is adequate and removes any fumes.

Advanced Power Strip/Smart Plugs:

It works by intelligently cutting off power to connected devices when they're not in use, eliminating phantom and standby power losses without ever unplugging the equipment. This helps you save money and energy, without even thinking about it.

Air Sealing:

Identify and seal gaps around interior/exterior penetrations (pipes, wire, windows, doors) where walls meet floors and ceilings. Use Caulk for small gaps and Expanding Spray Foam for larger ones.

Moisture Sensor:

It is recommended to install moisture sensors in areas susceptible to water leaks. Key locations include behind the washing machine, near the water heater, around the air conditioning condensate drain, and beneath kitchen and bathroom sinks. These sensors can help detect leaks early and prevent potential water damage.

Discounts and Rebates:

Remember to check PSE Marketplace for discounted products and instant rebates which can significantly offset costs: **[PSE.com/Marketplace](https://www.pse.com/marketplace)**



Steps to get started

- 1) Review your report and start planning for your next steps! See below on this page for resources to help you pay your energy bills, monitor your energy use, and take advantage of PSE incentives.
- 2) When you're ready to move forward with a home energy upgrade, you can request a referral from one of our safe, dependable, and efficient Recommended Energy Professionals: www.pse.com/REP.

PSE can help

If you're struggling to pay your energy bills, our bill assistance programs and Home Weatherization Assistance program can help. It's easy to learn if you're eligible for bill assistance or free home weatherization upgrades. Learn more at www.pse.com/assistance.

Resources when you are ready

As you've learned during your assessment, PSE offers a wide range of programs to help you meet your energy saving goals. Here's a list of program resources to help you along your journey

- [Rebates for home improvement projects](#)
- [Flex programs that reward you for shifting your energy use](#)
- [View your energy usage to make smart choices](#)
- [Renewables programs for residential customers](#)
- [Resources for residents of manufactured homes](#)
- [Resources to electrify your home](#)

Contact information

For questions about your In-Home Energy Assessment report, please contact an Energy Guide at HEA@PSE.FranklinEnergy.com or call 425-523-9228.

For more information about other energy saving opportunities, please contact a PSE Energy Advisor at energy.advisor@pse.com or call 1-800-562-1482.

Health and safety conditions

Older homes may have some conditions that need to be addressed before implementing energy efficiency upgrades.