

Main Street



Home Solutions



## HOME INVESTMENT PLAN FOR

# 2 Wanda Ct Mount Holly, NJ 08060-4713

### WHAT IS THIS PLAN?

Understanding what's in your home and your options for improvements can be complicated — Pearl is here to help. A Pearl Home Investment Plan will give you guidance on your home and options for upgrading specific assets to increase your comfort, lower energy bills and improve indoor air quality.

- Main Street Home Solutions is a member of the Pearl Advantage Network which means not only do they deliver superior customer service, but they are approved to collect investment grade data to certify your home.
- This home investment plan will help you plan for short term and long term improvements to create a high-performing home.
- Each investment you make will increase your Pearl score making your home more comfortable and energy efficient — as well as valuable.

### PREPARED BY

Rachel Davis  
(999) 999-9999  
rachel.davis@mshs.com  
<http://www.mainstreet.com>



# In This Report

## MAIN STREET HOME SOLUTIONS PACKAGE RECOMMENDATIONS

Upgrades Include	Existing	Good	Better	Best
 <b>Attic Comfort</b>	R-19 Cellulose - Loose Fill	R-39 Fiberglass - Loose Fill	R-49 Cellulose - Loose Fill	R-57 Fiberglass - Loose Fill
 <b>Air Sealing</b>		✓	✓	✓
 <b>Furnace</b>	Gas central furnace AFUE : 80.0	Gas central furnace AFUE : 85.0	Gas central furnace AFUE : 96.0	Gas central furnace AFUE : 98.0
 <b>Air Conditioner</b>	Central air conditioner Efficiency (SEER) : 10.00	Central air conditioner Efficiency (SEER) : 14.00	Central air conditioner Efficiency (SEER) : 16.00	Central air conditioner Efficiency (SEER) : 18.00
 <b>Water Heating</b>	Gas Less or equal to 55 gallons Energy Factor : 0.62	Gas Less or equal to 55 gallons Energy Factor : 0.67	Gas Less or equal to 55 gallons Energy Factor : 0.67	Gas none (Tankless / instantaneous) Energy Factor : 0.90
 <b>Dishwasher</b>				ENERGY STAR
<b>Potential Pearl Points*</b>	625	764	816	859
<b>Potential Pearl Tier</b>	Certified Assets	Silver	Silver	Gold
<b>Total Investment</b>		10,000	15,000	20,000



# Attic Comfort



## ATTIC INSULATION

Attic insulation is one of the most important assets in your home. Keep your home warmer in the winter and cooler in the summer by adding to your attic insulation R-value. R-value is the capacity of an insulating material to resist heat flow. Higher R-value numbers bring increased comfort and lower energy use.

## Benefits to Upgrading



LESSENS TEMPERATURE SWINGS IN YOUR HOME



INCREASES SOUND-PROOFING FOR A QUIETER HOME



RETURN ON INVESTMENT GREATER THAN 100%

	Existing	Good	Better	Best
<b>Attic Hatch</b>		R-10 or higher, OR equal to surrounding insulation, whichever is higher		R-10 or higher, OR equal to surrounding insulation, whichever is higher
<b>R-Value</b>	R-19	R-39	R-49	R-57
<b>Insulation Type (predominant)</b>	Cellulose - Loose Fill	Fiberglass - Loose Fill	Cellulose - Loose Fill	Fiberglass - Loose Fill
<b>Installation Quality</b>	Don't Know	Grade 1	Don't Know	Grade 1
<b>ENERGY STAR® Roof</b>	Don't Know			
<b>Comments</b>				
<b>How Does it Compare?</b>		Top 27% of NJ homes	Top 4% of NJ homes	Top 3% of NJ homes
<b>Potential Pearl Points*</b>		30	30	42



# Air Sealing



## AIR SEALING

Most homes have gaps and holes that allow conditioned air to leave the home, often contributing to mold, moisture, and air quality problems. Air sealing starts with a blower door test

to measure and locate the leaks. These are then sealed with drywall, foil insulation, spray foam, or caulking material, depending on the size of the gap.

## Benefits to Upgrading



IMPROVE INDOOR AIR QUALITY



LOWER MONTHLY UTILITY BILLS



INCREASED HOME COMFORT BY DECREASING DRAFTS AND TEMPERATURE DIFFERENCES

	Existing	Good	Better	Best
<b>Tested and verified using blower door</b>		Yes	Yes	Yes
<b>Professionally air sealed</b>		Yes	Yes	Yes
<b>Blower door result</b>		Verified at test out	Verified at test out	Verified at test out
<b>Comments</b>				
<b>Potential Pearl Points*</b>		30	30	30





# Furnace



## FURNACE

In many regions home heating accounts for the largest segment of home energy usage. Yet combustion heating technology has advanced greatly in recent years. The higher its AFUE, the more efficiency you can expect. To perform to its rated efficiency it is also important that your equipment is installed according to industry quality standards.

## Benefits to Upgrading



LOWER MONTHLY UTILITY BILLS



GREATER COMFORT THROUGHOUT YOUR HOME



INCREASED HOME SAFETY

	Existing	Good	Better	Best
Type	Gas central furnace	Gas central furnace	Gas central furnace	Gas central furnace
AFUE	80.0	85.0	96.0	98.0
Quality installation		Yes	Yes	Yes
Motor		No	Partial ECM (e.g. X13)	Full ECM
Gas Valve Type		No	Multistage	Fully Modulating
ENERGY STAR®		Yes	Yes	Yes
Manufacturer		Trane	Trane	Trane
Comments				
How Does it Compare?			Top 1% of gas heated homes	Top 1% of gas heated homes
Potential Pearl Points*		17	53	66



# Air Conditioner



## AIR CONDITIONER

Air conditioners provide personal comfort, as well as control humidity levels, reducing the risk associated with mold, mildew, and other moisture related problems. The higher its SEER or EER, the more efficiency you can expect. To perform to its rated efficiency it is also important that your equipment is installed according to industry quality standards.

## Benefits to Upgrading



LOWER MONTHLY UTILITY BILLS



GREATER COMFORT THROUGHOUT YOUR HOME



QUIETER OPERATION THEN TRADITIONAL SYSTEMS

	Existing	Good	Better	Best
Type	Central air conditioner	Central air conditioner	Central air conditioner	Central air conditioner
Efficiency (SEER)	10.00	14.00	16.00	18.00
Quality installation	Don't Know	Yes	Yes	Yes
Compressor	Don't Know	Single-stage	Two-stage	Variable-speed
Maintenance Schedule		Maintenance contract	Maintenance contract	Maintenance contract
ENERGY STAR®		Yes	Yes	Yes
Manufacturer		Rheem	Rheem	Rheem
Comments				
How Does it Compare?		High efficiency unit	Top 4% of NJ homes	Top 4% of NJ homes
Potential Pearl Points*		22	38	53






# Water Heating



## WATER HEATING

Water heating in your home can account for 20% of your energy bill. Newer efficient models can provide more hot water, in a shorter time frame, and at a lower cost. The efficiency of a water heater is most commonly measured by its Energy Factor (EF). The higher its EF, the more efficiency you can expect.

### Benefits to Upgrading

-  LOWER UTILITY BILLS WITH INCREASED ENERGY EFFICIENCY
-  INCREASED HOME SAFETY
-  IMPROVED RELIABILITY

	Existing	Good	Better	Best
<b>Fuel</b>	Gas	Gas	Gas	Gas
<b>Tank Size</b>	Less or equal to 55 gallons	Less or equal to 55 gallons	Less or equal to 55 gallons	none (Tankless / instantaneous)
<b>Energy Factor</b>	0.62	0.67	0.67	0.90
<b>ENERGY STAR®</b>		Yes	Yes	Yes
<b>Comments</b>				
<b>How Does it Compare?</b>				Top 1% of NJ homes
<b>Potential Pearl Points*</b>	23	40	40	40



# Dishwasher



## DISHWASHER

Large appliances consume an average of 14% of your home's energy. Because these items usually last over 10 years, when the time comes to replace or upgrade your appliances look for the blue

ENERGY STAR label. ENERGY STAR products often greatly exceed minimum federal standards.

### Benefits to Upgrading



LOWER MONTHLY UTILITY BILLS



	Existing	Good	Better	Best
<b>ENERGY STAR®</b>				ENERGY STAR
<b>Comments</b>				
<b>How Does it Compare?</b>				Very efficient
<b>Potential Pearl Points*</b>				3



# Recommended Improvement Schedule

Pearl Certification is a national firm that provides third-party certification of high-performing homes: homes with "performance assets" that make them healthy, safe, comfortable, energy and water efficient.

Pearl's Home Improvement Plan helps you prioritize which improvement will provide you and your family the biggest return on investment. Our prioritization evaluates which projects will make the largest impact on your home's energy efficiency, comfort and indoor air quality. Instead of looking at your home as individual parts, we look at it as a whole so that we can provide customized recommendations for your unique home characteristics.

	Fix Now	1-2 Years	Longer term
 Attic Insulation	✓		
 Furnace		✓	
 Air Conditioner		✓	
 Water Heating			✓
 Air Sealing	✓		
 Dishwasher			✓



# Recommended Improvement Schedule

## DIY: SIMPLE UPGRADES YOU CAN DO YOURSELF



**Upgrade to LED Lighting:** Switching out your old incandescent bulbs for LED will increase your energy savings and reduce your electricity bills. Also, LED lights last about 25,000 hours that's 20 times more than the average incandescent light bulb.



**Install a Carbon Monoxide detector:** Carbon Monoxide is an odorless, colorless gas and can be deadly if not detected. A Carbon Monoxide detector will alert you and your family in case CO levels ever exceed a safe level.



**Switch out your air filter:** Switching out your current air filter for a MERV 10 or better filter will increase your comfort and improve your indoor air quality. A new filter keeps the air cleaner and healthier throughout your home. Clogged air filters can damage your heating and cooling system, so switching out your filters regularly could help save you from costly repair bills.



# Pearl Contractor Advantage

## ABOUT MAIN STREET HOME SOLUTIONS

Our priority is our customers. We work with our customers to understand their needs and propose the best solutions to improve their homes.



## WHAT MAKES A PEARL CONTRACTOR THE RIGHT CHOICE?

When you select a Pearl Advantage Contractor, you can have confidence you're working with a top-tier firm that will help you make the right improvements and does high-quality work. Contractors go through a rigorous

screening to ensure that they have professional training, positive consumer ratings, and quality control processes before they are approved into the elite Pearl Advantage Network.

	Pearl Contractor	Other Firms
Independently certified?	✓	?
Follow quality installation guidelines?	✓	?
Issue documentation to capture the value of your home?	✓	✗
Prioritize customer service?	✓	?
Qualified to make recommendations to improve your home's comfort, indoor air quality, and energy efficiency?	✓	?



# About Pearl Certification

Pearl Certification is a national firm that provides third-party certification of **high-performing homes:** homes with “performance assets” that make them healthy, safe, comfortable, energy and water efficient.

Pearl’s certification system enables home buyers to see and understand the value of a home’s high performing assets when the home is sold. Research from across the U.S. shows that third-party home performance certifications like Pearl’s add an average of 5% to the sale price of high-performing homes, compared to similar homes lacking these assets.

Pearl is the only private certification firm to sponsor the U.S. Department of Energy’s prestigious Home Performance with ENERGY STAR program.

## THE SCIENCE BEHIND PEARL CERTIFICATION

Pearl’s certification system is based on building science. It was developed in consultation with national experts on energy efficiency and home performance, and with technical assistance from the National Renewable Energy Laboratory (NREL). This system is approved for use in the Department of Energy’s Home Performance with ENERGY STAR program.

Pearl’s certification system takes into account how well an asset like insulation or a cooling system was installed. It also takes into account tools that allow a homeowner to view, understand, and improve their home’s performance.

**For more information on Pearl’s Certification, please email us at: [info@pearlcertification.com](mailto:info@pearlcertification.com), or visit our website at [www.pearlcertification.com](http://www.pearlcertification.com)**

## PEARL’S PARTNERS

Pearl works in partnership with the U.S. Department of Energy and many of the nation’s leading real estate, appraisal, contracting, and building science organizations.

