

GREEN RENTAL CHECKLIST

Rental Habitability Program

This checklist is **informational and voluntary**. Items listed are ways you may be able to cut energy costs and improve efficiency.

QUICK WIN: no contractor needed, under \$300

UPGRADE: appliance or targeted improvement, potential rebates

RETROFIT: major system, strongest rebates & savings

HEATING & COOLING	POTENTIAL SAVINGS
QUICK WIN: Thermostat is programmable, unless a heat pump is used <i>Check if tenant can set schedules. Each 1°F setback saves ~3% on heating.</i>	\$40-80/yr
QUICK WIN: Exterior AC coils and cooling fins are clean <i>Dirty condenser coils can increase compressor energy consumption by up to 30%. To save energy, clean these at least once per year.</i>	\$50-90/yr
QUICK WIN: Furnace filter is accessible and appears clean <i>Note location for tenant. Dirty filters cut efficiency up to 15%.</i>	\$25-45/yr
RETROFIT: Heat pump (central or ductless mini-split) installed <i>2-4× more efficient than gas or resistive heat, highest single-measure impact.</i>	\$250-450/yr

INSULATION & AIR SEALING	POTENTIAL SAVINGS
QUICK WIN: Exterior door weatherstripping is intact and sealing <i>Lift door gently and check seal. Replacement strips cost under \$20/door.</i>	\$15-35/yr each
QUICK WIN: Attic hatch is insulated and gasketed <i>An unsealed hatch is like leaving a window open to the attic year-round.</i>	\$20-40/yr
QUICK WIN: Window frames and sills are sealed and caulked <i>Check all window perimeters for gaps, drafts, or failing caulk. Re-caulking is a cheap DIY fix to stop drafts and prevent costly moisture/mold inside walls.</i>	\$15-60/yr
UPGRADE: Attic insulation appears at least R-30 (visual depth check) <i>No probing required. Estimate depth visually. Target is R-38 for our climate.</i>	\$90-160/yr
RETROFIT: All windows are double-pane or better <i>Note any single panes. Single-pane loses 2–3× more heat than double-pane.</i>	\$90–180/yr

GREEN RENTAL CHECKLIST

Rental Habitability Program

WATER SAVINGS	POTENTIAL SAVINGS
QUICK WIN: Water heater dial is set to 120°F or the 'A' / 'Warm' position <i>Higher settings waste energy continuously and increase scalding risk.</i>	\$15-30/yr
QUICK WIN: Low-flow showerheads installed (≤ 2.0 gpm) in bathrooms <i>Look for WaterSense label. Water heating is ~18% of total home energy use.</i>	\$35-65/yr
QUICK WIN: Annual water heater tank has been flushed <i>An annual water heater tank flush improves efficiency and longevity.</i>	\$30-80/yr
QUICK WIN: Dual flush toilet or conversion kit <i>Replacing inefficient toilets with WaterSense models can save up to 13,000 gallons per year.</i>	\$20-50/yr

LIGHTING AND APPLIANCES	POTENTIAL SAVINGS
QUICK WIN: Refrigerator coils are cleaned and vacuumed <i>Cleaning clogged condenser coils improves efficiency by an average of 11%.</i>	\$15-25/yr
QUICK WIN: All light fixtures use LED bulbs <i>LEDs use 75% less energy. Check kitchen, bathrooms, and outdoor fixtures.</i>	\$30-60/yr
QUICK WIN: Wall switch & outlet covers on exterior walls have foam gaskets <i>Gasket kits cost ~\$5, and this part of the wall often goes uninsulated.</i>	\$20-40/yr
UPGRADE: Refrigerator has an ENERGY STAR label or is post-2015 <i>Fridges run 24/7. Pre-2010 models can cost \$150+/yr more than modern units.</i>	\$40-75/yr

Stack your rebates

Clark PUD + Washington State + federal credits can be combined. Call Clark PUD at 360-992-3355 to start.

Estimated total impact

A fully upgraded unit saves tenants \$650-\$1,250 per year, and typically adds 3-5% to property value.

Next steps for landlords

Find out which upgrades or rebates may allow you to upgrade systems at a reduced rate or completely free.