

CALIFORNIA ENERGY COMMISSION

1516 Ninth Street
Sacramento, California 95814
Main website: www.energy.ca.gov



LETTER TO HOMEOWNERS:

NEW DUCT SEALING REQUIREMENTS - YOU WILL BENEFIT

Beginning October 1, 2005, you must have your home's ducts tested for leaks when you have a central air conditioner or furnace installed or replaced. Ducts that leak 15 percent or more must be repaired to reduce the leaks. After your contractor tests and fixes the ducts, you choose whether to have an approved third-party field verifier check to make sure the duct testing and sealing was done properly or to have your house included in a random sample where one in seven duct systems are checked.

Duct sealing is not required in the following situations: 1) when homes are in specific coastal climates; 2) when systems have less than 40 feet of ductwork in unconditioned spaces like attics, garages, crawlspaces, basements or outside the building, or 3) when ducts are constructed, insulated or sealed with asbestos. There also are specific alternatives that allow high efficiency equipment and added duct insulation to be installed instead of fixing duct leaks.

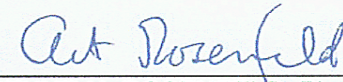
You also should know that any contractor failing to obtain a required building permit and failing to test and repair your ducts is violating the law and exposing you to additional costs and liability. Real estate law requires you to disclose to potential buyers and appraisers whether or not you obtained required permits for work done on your house. If you do not obtain a permit, you may be required to bring your home into compliance with code requirements for that work and you may have to pay penalty permit fees and fines prior to selling your home.

The greatest energy use in California homes is for central air conditioning and heating. Most homes with central air conditioning and heating systems have ducts that were never properly sealed. **The average home's ducts leak around 30 percent of the conditioned air outside the home. These leaks are taking money straight out of your pocketbook.** Properly sealed ducts will lower your energy bills, reduce pollution inside your home, and help to avoid a repeat of the inconvenience and health and safety risks that we suffered during the power blackouts in 2000.

For more information, please contact the Energy Commission Efficiency Hotline at (800) 772-3300, or visit our website at www.energy.ca.gov/title24/changeout.

Date: August 2, 2005


JACKALYNE PFANNENSTIEL
Vice Chair


ARTHUR H. ROSENFELD, Ph. D.
Commissioner

**ENERGY COMMISSION LETTER TO HOMEOWNERS
NEW DUCT SEALING REQUIREMENTS
ACKNOWLEDGEMENT OF RECEIPT**

The undersigned Buyer(s) and Seller(s) acknowledge receipt of the attached California Energy Commission letter dated July 6, 2010 regarding the 2008 Building Energy Efficiency Standards relating to home system ducting.

Depending upon certain conditions, if a central air conditioner or furnace was installed or replaced after August 1, 2005; the ducts must be tested for leakage. If the ducts leak 15% or more, then repairs must be made to the ducts. Additional testing may then be required to verify that the work was done properly. It is strongly recommended that all of this work be done by licensed contractors who should obtain all required permits.

These new duct sealing requirements may impact a Seller's disclosure obligations and/or any negotiation between principals regarding replacing heating, ventilating and air conditions (HVAC) systems. These new requirements may increase the costs associated with replacing or installing an HVAC system.

Realtors do not have the requisite expertise to determine the need for testing or sealing ducts and will not verify the information provided about the condition of the HVAC system by others. The undersigned acknowledge receipt of this disclosure and the attached letter.

Property: _____

City: _____ State: _____ Zip: _____

_____ Buyer Name	_____ Buyer Signature	_____ Date
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_____ Buyer Name	_____ Buyer Signature	_____ Date
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_____ Seller Name	_____ Seller Signature	_____ Date
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_____ Seller Name	_____ Seller Signature	_____ Date
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