



CITY OF MILWAUKIE
Home Energy Score

U.S. DEPARTMENT OF
ENERGY

THIS HOME'S
SCORE **1**
OUT OF 10

THIS HOME'S ESTIMATED
ENERGY COSTS

\$4,172

PER YEAR

HOME PROFILE

LOCATION:

4906 SE Winworth Ct
Milwaukie, OR 97222

YEAR BUILT:

1965

HEATED FLOOR AREA:

1,655 sq.ft.

NUMBER OF BEDROOMS:

3

ASSESSMENT

ASSESSMENT DATE:

02/12/2026

SCORE EXPIRATION DATE:

02/12/2034

ASSESSOR:

John Sikes
A Quality Appraisal, LLC dba A
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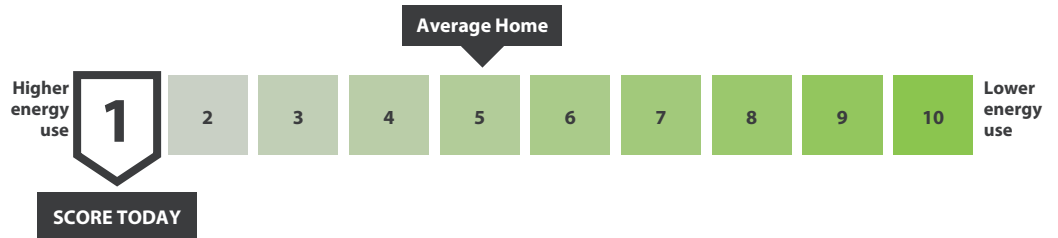
LICENSE #:

217807

*Flip over to learn how
to improve this score
and use less energy!*



Home Energy Score



Official Assessment | ID# 631480

The Home Energy Score is a national rating System developed by the U.S. Department of Energy. The Score reflects the estimated energy use of a home based upon the home's structure and heating, cooling, and hot water systems. The average score is a 5. Learn more at HomeEnergyScore.gov.

HOW MUCH ENERGY IS THIS HOME LIKELY TO USE?

Electric: 22,935 kWh/yr (\$0.18/kWh)..... \$4,172

Natural Gas: 0 therms/yr (\$1.48/therm)..... \$0

Other: \$0

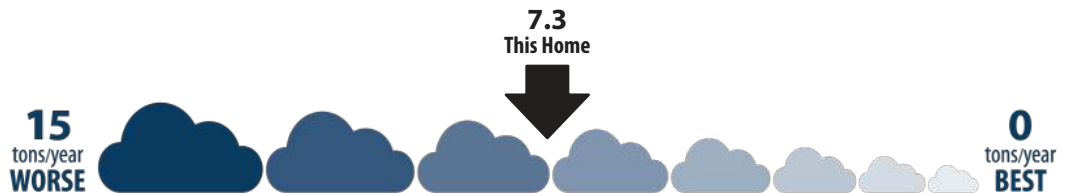
Solar Generation: (\$0)

TOTAL ENERGY COSTS PER YEAR \$4,172

**How much
solar energy
does this
home
generate?**

_____ kWh/yr

THIS HOME'S CARBON FOOTPRINT:



Carbon footprint by fuel type: Electric: 7.3

- Actual energy use and costs may vary based on occupant behavior and other factors. Estimated energy costs were calculated based on current utility prices in your area.
- Additional energy efficient features may be present in the home and were not documented at time of assessment. Trees & exterior features may provide additional energy efficiency benefits. Visit energy.gov to learn more.
- Carbon footprint is based only on estimated home energy use. Carbon emissions are estimated based on utility and fuel-specific emissions factors provided by the OR Department of Energy.
- This report is valid for eight years from the assessment date. A free reprint of the report is available from us.greenbuildingregistry.com with updated utility and carbon information annually.
- **This report meets Oregon's Home Energy Performance Score Standard.**

Score today:

1

Score with priority improvements:

7

Estimated energy savings with priority improvements:

\$1,874 PER YEAR

Estimated carbon reduction with priority improvements:

45% PER YEAR

TACKLE ENERGY WASTE TODAY!

Enjoy the rewards of a comfortable, energy efficient home that saves you money.

- Get your home energy assessment. Done!
- Choose energy improvements from the list of recommendations below.
- Select a contractor (or two, for comparison) and obtain bids. If a new home, discuss with the builder. Checkout www.energytrust.org/findacontractor or call toll free **1-866-368-7878**.
- To find out more information about the state of Oregon Home Energy score program visit: oregon.gov/energy/home-energy-score

PRIORITY ENERGY IMPROVEMENTS ¹

FEATURE	TODAY'S CONDITION ³	RECOMMENDED IMPROVEMENTS
Attic insulation	Ceiling insulated to R-25	Insulate to R-38 or R-49 if code requires it
Duct sealing	Un-sealed	Reduce leakage to a maximum of 10% of total airflow
Envelope/Air sealing	Not professionally air sealed	Professionally air seal
Floor insulation	Insulated to R-0	Insulate to R-30 or fill floor cavity
Heating equipment	Electric furnace	When replacing, upgrade to ENERGY STAR

ADDITIONAL ENERGY RECOMMENDATIONS ²

FEATURE	TODAY'S CONDITION ³	RECOMMENDED IMPROVEMENTS
Air Conditioner	10.0 SEER	
Basement wall insulation	N/A	
Duct insulation	Insulated	
Foundation wall insulation	N/A	
Knee Wall insulation	N/A	
Skylights	N/A	
Wall insulation	Insulated to R-7	
Water Heater	Electric EF 0.95	
Windows	Double-pane, low-E glass	
Solar PV	N/A	

1. To achieve the "Score with Priority Improvements" all recommended improvements in the Priority Energy Improvements section must be completed. All together, these priority improvements have a simple payback of ten years or less.

2. Additional energy efficiency improvements may take longer than ten years to make a return on investment but can have a significant impact on the comfort, efficiency and environmental impact of your home.

3. Today's Condition represents the majority condition for that feature in the home.