

Water Efficiency Evaluation

A Note to Home Buyers and Home Owners

Water is vital to all of us. In an effort to be sure our homes in Las Cruces are as water-efficient as possible, the City's Water Conservation Program is working with area home inspectors to help homeowners and potential homeowner understand more about their property. The attached Water Efficiency Checklist will provide you with additional information as you consider changes you may want to make.

You can use this report to help identify leaks, inefficient fixtures and appliances, and issues with landscaping and irrigation systems. If you are purchasing a home, you may want to follow up with a plumber, certified landscaper, or other local professional. The resources listed will help you to find water-efficient fixtures and appliances.

A Note to Home Inspectors

As a home inspector, you can help the consumer gauge the water efficiency of the home they're considering purchasing by completing the attached checklist in addition to your standard inspection process. Your evaluation is a value-added service that people will come to request.

On the checklist, at the bottom of each column there is space to make recommendations for improving the water efficiency of the home.

When discussing your findings with the home owner or purchaser, help them to understand that:

- *The three biggest indoor water uses are toilets, washing machines, and showers.*
- *In the summer months, average residential water usage doubles due to outdoor landscaping irrigation which accounts for 33% of total residential water use.*
- *On average, leaks account for about 10% of residential indoor water use.*
- *Most appliance manufacturers offer water-efficient models of appliances for approximately the same cost as those that are not water-efficient. For example, a 1.28gpf dual flush toilet is available for \$100 or less and many low-flow showerheads cost less than \$20.*



RESOURCES
To learn more about residential water conservation visit:

www.las-cruces.org/WaterConservation

www.ose.state.nm.us/WUC/index.php

www.wateruseitwisely.com
(intended for Arizona, but also useful)

www.epa.gov/watersense

www.energystar.gov

City of Las Cruces

water conservation
program

Receive a free low-flow showerhead for your home. Call (575) 528-3549.

Water Efficiency CHECKLIST

Indoor Water Efficiency Evaluation Criteria		Not present	Water Efficient	Water Savings Opportunity
Leaks	Look for meter creep (ex: red triangle spinning on meter)			
Visible leaks	Hot water heater or alternative			
	Toilets			
	Bathroom faucets			
	Kitchen faucets			
	Showerheads			
	Water softener			
	Other fixtures and appliances			
Service pressure	Pressure test between 40 psi and 60 psi			
	Pressure tank installed and set to 60 psi			
	PRV installed upstream of fixtures and pressure test ≤ 60 psi			
Hot water delivery	Hot water heater tank			
	Tankless hot water heater			
	Solar thermal water heating system			
	Manifold plumbing distribution system (ex: Maniblock)			
	Other (please specify)			
Toilets	Standard flush (low-flow std 1.28 gpf; 1.6 gpf acceptable)			
	Dual flush (low-flow std 1.28 gpf; 1.6 gpf acceptable)			
	WaterSense labeled			
Bathroom sink faucets	WaterSense labeled (low-flow 1.0 gpm to 1.5 gpm)			
Kitchen sink faucets	WaterSense labeled (low-flow 1.5 gpm to 2.0 gpm)			
Showerheads	WaterSense labeled			
	Measured flow rate (low-flow std 1.5 gpm to 2.0 gpm)			
Dishwashers	EnergyStar qualified (also specifies water efficiency level). It is recommended that home buyer look up the model # on the www.EnergyStar.gov			
Clothes washers	EnergyStar qualified (also specifies water efficiency level).			
	It is recommended that home buyer look up the model # on the www.EnergyStar.gov			
	Water factor ≤ 6.0			
Evaporative cooling	MasterCool (single inlet type)			
	Other evaporative cooler			
	Continuous water bleed present (not water efficient)			
Drinking water treatment systems	Verify efficiency rating. (These can produce a lot of waste water.)			

Results and Recommendations:

Indoor Water Efficiency Evaluation Criteria		Not present	Water Efficient	Water Savings Opportunity
Landscape design	Circle the applicable category of landscaping in each area of home.			
Front yard	Traditional (at least 50% turf grass) - not water efficient			
	Lush-scape (variety of low- to high-water plants, turf <30%)			
	Xeriscape (primarily low-water plants with groundcover on 50%+, and organic or rock mulches) - most water-efficient option			
Side yards	Traditional (at least 50% turf grass) - not water efficient			
	Lush-scape (variety of low- to high-water plants, turf <30%)			
	Xeriscape (primarily low-water plants with groundcover on 50%+, and organic or rock mulches) - most water efficient option			
Back yard	Traditional (at least 50% turf grass) - not water efficient			
	Lush-scape (variety of low- to high-water plants, turf <30%)			
	Xeriscape (primarily low-water plants with groundcover on 50%+, and organic or rock mulches) - most water efficient option			
Slopes > 4:1	Irrigated turf or groundcover - prone to runoff when adjacent to hard surfaces			
	Low and medium water plants on drip system			
	Mulch only			
Mulching	Organic or rock mulch (2"-3" deep recommended)			
	Exposed soil (prone to erosion and runoff)			
Pools/spas	Cover installed			
	Independently metered			
	Gutter or grate system to catch oversplash			
Ornamental water (fountains, pools)	Recirculates water			
Irrigation System	Designed and installed by WaterSense, Irrigation Assoc., QWEL, or LIAM certified landscaper			
	If multi-family dwelling, independently metered landscape			
	Audit by WaterSense, Irrigation Assoc., QWEL, or LIAM certified landscaper			
Benefits of Irrigation	An irrigation audit can identify problems and optimization needed to reduce water use.			
Audit	An auditor will identify 1) water distribution uniformity, 2) if emitters, rotors, and/or spray heads are functioning properly, 3) if there are leaks, 4) a customized seasonally appropriate irrigation schedule			
System Type	Spray or rotors (indicate approx sq ft) - usually appropriate for turf only			
	Drip (indicate approx sq ft)			
	Sub-surface drip (indicate approx sq ft) (works for turf or xeriscape)			
Controllers	Programmable (can set days of week, multiple watering cycles, length of time)			
	Smart-controller			
	Hose timer (good option if using hose and sprinkler)			

Results and Recommendations:

