Ask First.
Industry information from First American

Are you selling homes with air conditioning systems?
It’s important to know that the Department of Energy (DOE) raised the minimum efficiency standard for HVAC units to 14 SEER in most regions of the U.S. as of January 1, 2015.

What is SEER?
SEER stands for “Seasonal Energy Efficiency Ratio.” SEER can be compared to miles per gallon on your car. The higher the number, the more efficient the HVAC unit.

What are the new SEER regulations in the southwest region?

Heat Pumps
The standard for all split-system heat pumps has increased to the new national heat pump efficiency minimum of 14 SEER and 8.2 HSPF (Heating Seasonal Performance Factor).

Air Conditioners
The AC standard has increased to 14 SEER.

Exceptions
Existing systems less than 14 SEER may continue to be used as long as they can be repaired with available parts.
Replacement systems less than 14 SEER may continue to be purchased and installed as long as the system was manufactured prior to January 1, 2015.
13 SEER (straight cool units) may still be installed until June 30, 2016.

How can a First American home warranty help?
More efficient systems are often larger and contain more expensive components. Homeowners with a First American home warranty are protected from potentially higher repair and replacement costs, and we will continue to install the appropriate SEER equipment for covered breakdowns. It’s always important to check contract details to understand coverage limitations. For example, making structural changes to accommodate the new larger systems will not be covered.

A significant value to consider is that when a covered breakdown occurs, the repair may require installation of more efficient equipment which could present compatibility problems with the existing system components. In these situations we will replace the covered components necessary to make the system compatible.

Now more than ever, homeowners need a First American home warranty to provide protection from costly repairs and replacements.

Please contact your local Area Manager for more information and all your home warranty needs.

Phone Orders: 800.444.9030
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14 SEER regulations