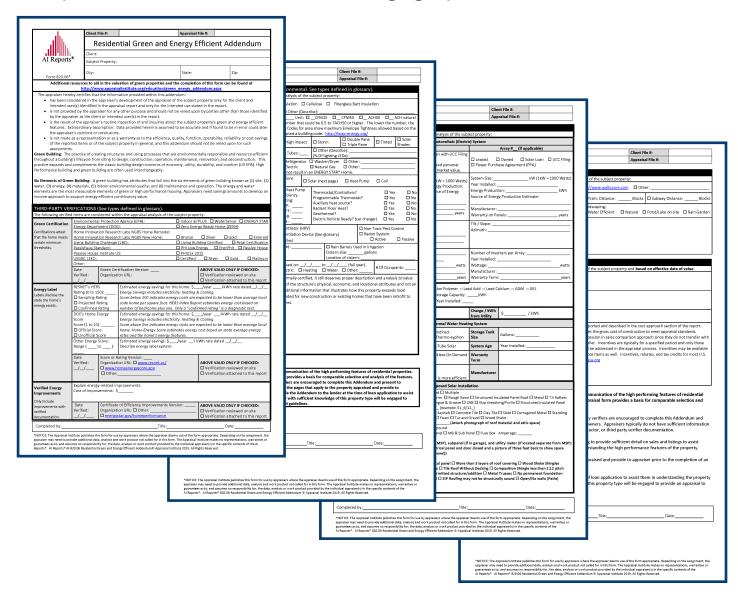


The Appraisal Institute created the Residential Green and Energy Efficient Addendum to enable a more accurate valuation of sustainable homes and high performance features.

The extra appraisal procedure in the Al Green Addendum can add tens or thousands of dollars to a property's value.

The addendum can help homeowners obtain refinancing loans more easily, cut property insurance costs, and is an extension of the Uniform Residential Appraisal Report (URAR) that can be incorporated into the MLS and mortgage portals.



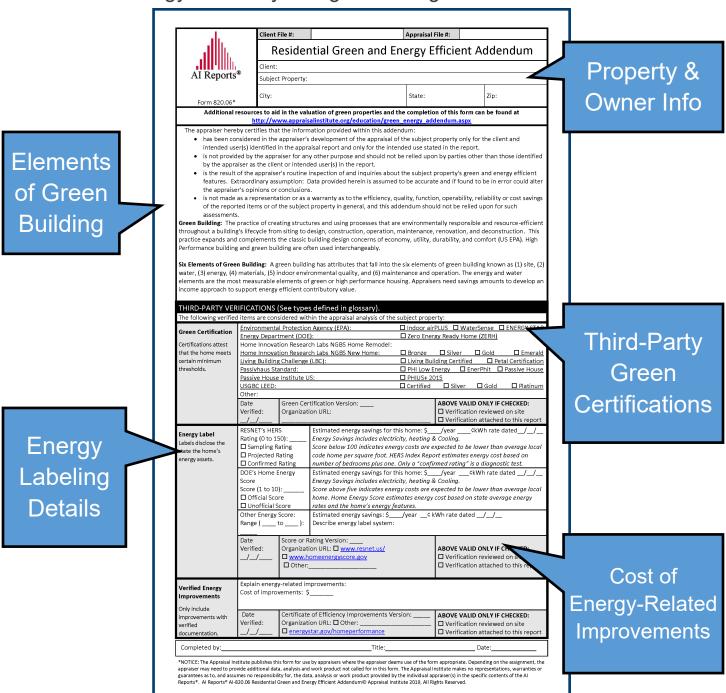


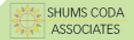


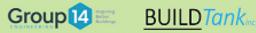




Page 1 provides the basic details, and an overview of the six core elements for a Green Building. This information can be a 'brag sheet' for existing homes to share the high performance and energy saving features to potential buyers. Completing the addendum on new constructions projects ensures these features are communicated to appraisers, real estate agent and lending partners and provide the appropriate details for proper valuation of energy efficiency and green design features.











Whether completed by the builder, designer, energy rater, or a combination of these professionals - the addendum should be completed by the people with the most knowledge of what designed and installed components are included in a particular project.

Each page includes a separate space for the detail provider to sign-on to the project details: most appraisers report they are not provided enough documentation, so having these details provided by the appropriate team

member can more directly translate these energy saving and high performance features into increased property value.

Client:							Client File	#:		
Subject Property:							Appraisal	File #:		
EFFICIENCY FEAT	URES (Water, Ene	rgy, and E	nvironmen	tal. S	ee typ	es defii	ned in gl	ossary).		
The following items	are considered within	the apprais	al analysis of	the s	ubject p	roperty:				
Insulation	□ Fiberglass Blown-In □ Foam Insulation □ Cellulose □ Fiberglass Batt Insulation									
	☐ R-ValueWallCeiling ☐ Other (Describe):									
Building Envelope	Envelope Tightness: Unit: CFM25 CFM50 ACH50 ACH natural instructions: Insert the rating as a number that could be 0.5 to 7ACH50 or higher. The lower the number, the more air tight the envelope. Building Codes for area show maximum Envelope Tightness allowed based on the climate zone. Not all areas have adopted a building code. http://bcap-energy.org/									
Windows	☐ ENERGY STAR®	□ Low E	☐ High Imp	act	☐ Stor		☐ Doub ☐ Triple		☐ Tinted	☐ Solar Shades
Day Lighting	# Of Skylights:		olar Tubes: _		(% Of I	Other (Describe): Of lighting LEDs):				
ENERGY STAR® Appliances	ENERGY STAR®: _ Dishwasher									
Water Heater	☐ ENERGY STAR®	Size: Tankles:	_ gallons s	□ Se	olar (ne	kt page)	☐ Hea	t Pump	□ Coil	
HVAC & Related Equipment Describe in comments area.	□ High Efficiency HVAC SEfficiency Rating: % AFUE* % AFUE* % Annual Fuel-Utilization Sfficiency Efficiency SEER: EER: Electric Vehicle Efficiency Thermostat/t Programmab Auxillary hea Radiant Floor Geothermal? Electric Vehicle EER: Electric Vehicle				mmable ry heat s it Floor H ermal?	Thermost ource? leat?	at?	☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes	N N N	
Indoor Environmental Quality	□ Energy (ERV) or Heat Recovery Ventilator (HRV)									
Water Efficiency	☐ Rain Barrels Used in Irrigation ☐ Greywater reuse system ☐ Greywater reuse system ☐ Water Saving Fixtures ☐ Cistern size: gallons ☐ Location of cistern:									
Utility Costs		Annual Utility Cost: \$year, based on:to# Of Occupants:								
Comments Include source for information provided in this section.	If a property is built green but not formally certified, it still deserves proper description and analysis to value the features. The market analysis is of the structure's physical, economic, and locational attributes and not an analysis of its label alone. Provide additional information that illustrates how this property exceeds local building code. This document is intended for new construction or existing homes that have been retrofit to include higher energy or green features.									

Detail Provider The objective of this Addendum is to standardize the communication of the high performing features of residential properties. Identifying the features not found on the appraisal form provides a basis for comparable selection and analysis of the features. Builders, contractors, homeowners, and third party verifiers are encouraged to complete this Addendum and present to appraisers, agents, lenders, and homeowners. Complete the pages that apply to the property appraised and provide to appraiser prior to the completion of an appraisal. Provide the Addendum to the lender at the time of loan application to assist them in understanding the property type on an appraiser with sufficient knowledge of this property type will be engaged to provide an appraisal to meet secondary mortgage market guidelines.

Completed by: ______Title: ______Date:

NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product provided by the Individual appraiser(i) the specific contents of the AI Reports 820.06 Residential Green and Energy Efficient Addendum © Appraisal Institute 2019, All Rights Reserved.

Efficiency Features

Includes...

Insulation Values

Building Envelope

Window Details

Day Lighting Features

Appliance Ratings

Equipment Efficiency

Indoor Air Quality

Water Efficiency

Utility Costs









Special features related to solar energy generation and thermal water heating are provided on page 3 to standardize the details being provided.

Accuracy in providing the details on the Green Addendum is important as some details, like solar PV systems may require additional detail sheets and can affect proper valuation.

Client: Subject Proper		Client File #: Appraisal File #:	Solar
Solar Panels The following it	ems are considered within the appraisal analysis of the sub	Generation	
	Solar Photovoltaic (Electr	Generation	
	Array #	Array # (if applicable)	
Type of Ownership	□ Leased □ Owned □ * Solar Loan with UCC Filing □ Power Purchase Agreement (PPA) If solar loan has UCC Filing, it is considered personal property and should not be included in market value.	□ Leased □ Owned □ Solar Loan □ UCC Fili □ Power Purchase Agreement (PPA)	ng
Panel Specifications	System Size:kW (1kW = 1000 Watts) Year Installed:II:Energy Production: kWh Source of Energy	System Size: kW (1kW = 1000 Wa Year Installed: Energy Production: kWh	
	Source of Energy Production Estimate: Manufacturer:	Source of Energy Production Estimate: Manufacturer:	_
Array	Warranty on Panels: years	Warranty on Panels:year Tilt / Slope:	3
Placement Affects energy production.	☐ Fixed Mount ☐ Tracking Mount Tilt / Slope: *Azimuth:	Azimuth:	-
*Orientation Inverter Specifications	Number of Inverters per Array: Year Installed:	Number of Inverters per Array: Year Installed:	-
	Wattage:watts Manufacturer: Warranty Term:years	Wattage:	
Energy Storing Batteries	Battery Type: Lithium-ion Lithium-ion Polymer Manufacturer: Storage Capacity:		
Name of Utility	Warranty Term: years Year Installed:	Charge / MMh	_//
Company:	Solar Thermal Water Heat	from Utility 5——— / RWN	Solar-Thermal
Type of System	Active: Direct Indirect Passive: Integral collector Thermo-syphon	Storage Tank Size Gallons:	
Collector Type Back-Up	☐ Flat-Plat ☐ Integral ☐ Evacuated-Tube Solar ☐ Conventional Water Heater ☐ Tankless On Demand	System Age Year Installed:	Water Heating
System	☐ Tankless Heat Pump	Term	
Solar Energy Factor (SEF)	*Rating ranges 1 to 11. Higher number is more efficient.	Manufacturer	
	Proposed Solar Instal	lation	
	Roof Shape: Pitched Flat Rounded Multiple Rafters: Typical Engineered Wood Trim Rough Saw Solope Roof Roof Roof	DSB □ Skip sheathing/Purlin □ Structured Insulated Panel 12_) se Tile □ Clay Tile □ Slate □ Corrugated Metal □ Standinį Gravel □ Wood Shake	
	Main Electrical Panel: ☐ Main Breaker Panel ☐ MB & Sub P Remaining spaces in main service panel (MSP), subpanel (if(Attach photograph of inside of electrical panel and do around the main service panel (and subpanel))	SP):	
	Red flag — Gas line within 3' of electrical panel More t Composition Shingle over Wood Shake Tile Roof With Roof section over 12:12 pitch Unpermitted structure/ Carport may not be structurally sound SIP Roofing ma]	
Completed by:	Title:		
appraiser may nee guarantees as to, a	aisal Institute publishes this form for use by appraisers where the appraise to provide additional data, analysis and work product not called for in this da assumes no responsibility for, the data, analysis or work product provide orts® 820.06 Residential Green and Energy Efficient Addendum ® Appraise.	s form. The Appraisal Institute makes no representations, warranties ed by the individual appraiser(s) in the specific contents of the	the or









Site features such as walkability and transportation resources, as well as identified construction subsidies and incentives are included on page 3 and can confirm community investment and desirability in an appraisal.

For more details you can visit <u>www.appraisalinstitute.org</u> and search for Green Addendum - or check our Building Code Support Program webportal for trainings related to these and more resources for promoting and 'selling' energy efficiency.

