AI Reports®
Form 820.06*

Client File #:		Appraisal File #:	

Residential Green and Energy Efficient Addendum

Client

Subject Property: 5570 W Stream Dr

City: Mccordsville	State: IN	Zip: 46055

Additional resources to aid in the valuation of green properties and the completion of this form can be found at http://www.appraisalinstitute.org/education/green_energy_addendum.aspx

The appraiser hereby certifies that the information provided within this addendum:

- has been considered in the appraiser's development of the appraisal of the subject property only for the client and intended user(s) identified in the appraisal report and only for the intended use stated in the report.
- is not provided by the appraiser for any other purpose and should not be relied upon by parties other than those identified by the appraiser as the client or intended user(s) in the report.
- is the result of the appraiser's routine inspection of and inquiries about the subject property's green and energy efficient features. Extraordinary assumption: Data provided herein is assumed to be accurate and if found to be in error could alter the appraiser's opinions or conclusions.
- is not made as a representation or as a warranty as to the efficiency, quality, function, operability, reliability or cost savings of the reported items or of the subject property in general, and this addendum should not be relied upon for such assessments.

Green Building: The practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's lifecycle from siting to design, construction, operation, maintenance, renovation, and deconstruction. This practice expands and complements the classic building design concerns of economy, utility, durability, and comfort (US EPA). High Performance building and green building are often used interchangeably.

Six Elements of Green Building: A green building has attributes that fall into the six elements of green building known as (1) site, (2) water, (3) energy, (4) materials, (5) indoor environmental quality, and (6) maintenance and operation. The energy and water elements are the most measurable elements of green or high performance housing. Appraisers need savings amounts to develop an income approach to support energy efficient contributory value.

THIRD-PARTY VERIFICATIONS (See types defined in glossary).

The following verified items are considered within the appraisal analysis of the subject property:

Green Certification

Certifications attest that the home meets certain minimum thresholds.

Environmental Protection Agency (EPA):	☐ Indoor airPLUS ☐ WaterSense ☐ ENERGY STAR
Energy Department (DOE):	☐ Zero Energy Ready Home (ZERH)
Home Innovation Research Labs NGBS Home Remodel:	
Home Innovation Research Labs NGBS New Home:	☐ Bronze ☐ Silver ☐ Gold ☐ Emerald
Living Building Challenge (LBC):	☐ Living Building Certified ☐ Petal Certification
Passivhaus Standard:	☐ PHI Low Energy ☐ EnerPhit ☐ Passive House
Passive House Institute US:	☐ PHIUS+ 2015
USGBC LEED	☐ Certified ☐ Silver ☐ Gold ☐ Platinum
Other:	

Date Verified: __/__/____	Green Certification Version: _____ Organization URL:	**ABOVE VALID ONLY IF CHECKED:** ☐ Verification provided by certifying organization

Energy Label

Labels disclose the state of the home's energy assets.

RESNET's HERS Rating (1 to 150): 64 ☐ Sampling Rating ☐ Projected Rating ☑ Confirmed Rating	Estimated energy savings for this home: $___/year 12 ¢kWh rate. Dated 10/28/2015 *Energy Savings includes electricity, heating & Cooling.* *Score below 100 indicates energy costs are expected to be lower than average local code home per square foot. HERS Index Report estimates energy cost based on number of bedrooms plus one. Only a "confirmed rating" is a diagnostic test.*
DOE's Home Energy Score Score (1 to 10): _____ ☐ Official Score ☐ Unofficial Score	Estimated energy savings for this home: $___/year 12 ¢kWh rate. Dated __/__/__ *Energy Savings includes electricity, heating & Cooling.* *Score above five indicates energy costs are expected to be lower than average local home. Home Energy Score estimates energy cost based on state average energy rates and the home's energy features.*
Other Energy Score: Range (____ to ____): _____	Estimated energy savings: $____/year __¢ kWh rate dated __/__/__ Describe energy label system:

Date Verified: 10/28/2015	Score or Rating Version: _____ Organization URL: ☑ www.resnet.us ☐ www.homeenergyscore.gov ☐ Other: _____	**ABOVE VALID ONLY IF CHECKED:** ☑ Verification provided by certifying organization

Verified Energy Improvements

Only include improvements with verified documentation.

Explain energy-related improvements: For more details visit:
Cost of improvements: $_____ https://us.greenbuildingregistry.com/green-homes/IN10023077

Date Verified: __/__/____	Certificate of Efficiency Improvements Version: _____ Organization URL: ☐ Other: _____ ☐ energystar.gov/homeperformance	**ABOVE VALID ONLY IF CHECKED:** ☑ Verification provided by certifying organization

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