



Get Your NGBS Green Certified Homes Valued Appropriately

How to Use the Appraisal Institute's Residential Green and Energy Efficient Addendum

What is the Residential Green and Energy Efficient Addendum?

The Appraisal Institute's *Residential Green and Energy Efficient Addendum* was developed to help ensure home appraisals reflect high-performance features. The Addendum recognizes third-party green and energy efficiency certifications, as well as other green features, completed energy audits, and/or local energy incentives available to homeowners. It documents information known about the property for use by the appraiser during the property review. The Addendum can be completed by the home's builder, remodeler, verifier/rater, appraiser, or anyone else connected to the property who has a good working knowledge of its green or energy-efficient attributes and certifications.

Why is the Addendum important?

Homes with a national third-party certification and green features sell for higher prices in many markets. However, appraisers can't accurately value green and energy efficient features if they don't know what features have been included in the home. By completing an Appraisal Addendum for all your green homes, you can help ensure your homebuyers receive a fair appraisal reflecting the inherent value of the third-party certification and all of the green home features, and the associated reduction in operating costs. When green homes are valued appropriately, your commitment to green home construction and third-party performance standards is validated, which provides differentiation for you in the market!

We encourage builder partners to communicate the added value of an NGBS Green Certified home using the Addendum—educate prospective buyers on the additional value of the NGBS Green third-party certification and the home's specific green features. Include this information in your marketing materials to further highlight the value of third-party green home certification.

How do I use the Addendum?

With your NGBS Green Certification, you'll receive an Addendum that is partially pre-populated with details about the home. Complete the form with additional green features related to insulation, the building envelope, windows, HVAC, etc.

- **If the form is for a new home**, submit the completed Addendum and all supporting documents (i.e., energy performance reports, product specs, etc.) directly to your assigned appraiser. The homebuyer may also appreciate a copy for use during future resale of the property.
- **If the form is for a remodel project**, provide a copy of the Addendum to the homeowners to share with their real estate agent and appraiser at resale.

*For more information visit www.homeinnovation.com/GreenHomeAppraisals
or contact us online at www.homeinnovation.com/NGBSGreenContact.*



Form 820.04*

Client File #:

Appraisal File #:

Residential Green and Energy Efficient Addendum

Client:

Subject Property: 111 Richmond Run

City: Stern

State: NC

Zip: 27581

Form 820.04*

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.¹ 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 air quality, and (6) maintenance and operation. A Green Building will be energy efficient but an energy efficient building is not synonymous with Green Building.

Green Features

The following items are considered within the appraised value of the subject property:

Certification	Year Certified:	Certifying Organization: ☒ Home Innovation Research Labs (ICC-700) ☐ USGBC (LEED) ☐ Other:	☒ Verification Reviewed on site	☒ Certification attached to this report
Rating	Score: N/A	☐ LEED Certified: ☐ LEED Silver ☐ LEED Gold ☐ LEED Platinum ☒ ICC-700 <i>National Green Building Standard</i> Certified: ☒ Bronze ☐ Silver ☐ Gold ☐ Emerald Green Certifying Organization URL (website) www.homeinnovation.com/NGBSGreenStats		
Additions	Explain any additions or changes made to the structure since it was certified:			

Client:		Client File #:	
Subject Property:		Appraisal File #:	

ENERGY EFFICIENT ITEMS										
The following items are considered within the appraised value of the subject property:										
Insulation	☐ Fiberglass Blown-In ☐ Foam Insulation ☐ Cellulose / ☐ Fiberglass Batt Insulation ☐ Other (Describe):					R-Value:		☐ Walls ☐ Ceiling ☐ Floor		
	☐ Basement Insulation (Describe): ☐ HERS Insulation Installed Rating: ☐ 1 ☐ 2 ☐ 3 (See Glossary)									
Envelope	Envelope Tightness:					Unit: ☐ CFM25 ☐ CFM50 ☐ ACH50 ☐ ACHnatural				
Water Efficiency	☐ Envelope Tightness based on Blower Door Test ☐ Reclaimed Water System (Explain):					☐ Cistern - Size: Gallons ☐ Rain Barrels Provide Irrigation		Location of cistem:		
	☐ Greywater reuse system ☐ WaterSense® fixtures					☐ High Impact ☐ Storm		☐ Double Pane ☐ Tinted ☐ Triple Pane		
	☐ ENERGY STAR® ☐ Low E ☐ Solar Tubes - #: ☐ Skylights - #:					☐ Other (Explain):				
Windows	ENERGY STAR®					Appliance Energy Source:				
Day Lighting	☐ Solar ☐ Electric ☐ Natural Gas ☐ Other (Describe):									
	☐ Propane ☐ Electric ☐ Natural Gas ☐ Other (Describe):									
Appliances	Water Heater: ☐ Solar ☐ Heat Pump ☐ Tankless ☐ Coil Size: Gal. Appliance Energy Source: ☐ Propane ☐ Electric ☐ Natural Gas ☐ Other (Describe):									
HVAC (Describe In Comments Area)	☐ High Efficiency HVAC SEER: Efficiency Rating: % AFUE* % *Annual Fuel-Utilization Efficiency					☐ Heat Pump Efficiency Rating: COP: HSPF: SEER: EER:				
	☐ Thermostat/Controllers ☐ Passive Solar (Defined in Glossary)									
Energy Rating	☐ Programmable Thermostat ☐ ENERGY STAR @Home - Version: ☐ Other (Describe):					☐ Radiant Floor Heat ☐ Geothermal				
	Home Energy Score (HES) (Score range 1-10): ☐ Certification Attached									

Client:		Client File #:	
Subject Property:		Appraisal File #:	

Solar Panels

The following items are considered within the appraised value of the subject property:

Description	Array #1 ☐ Leased ☐ Owned	Array #2 ☐ Leased ☐ Owned	Description	Solar Thermal Water Heating System
kW (size)			If Active System - type	☐ Direct ☐ Indirect
Manufacturer of Panels			If Passive System - type	☐ Integral collector ☐ Thermosyphon
Warranty on Panels			Storage Tank Size	# Gallons:
Age of Panels			Collector Type	☐ Flat-Plat Collector ☐ Integral Collector ☐ Evacuated-Tube Solar
Energy Production kWh per Array				
Source for Energy Production Estimate			Back-Up System	☐ Conventional Water Htr ☐ Tankless On Demand ☐ Tankless Heat Pump
Location (Roof, Ground, Etc.)			Age of System	
Tilt/Slope for Array			Warranty Term	
Azimuth per Array			Manufacturer	
Age of Inverter(s)			Solar Energy Factor (SEF) (Rating range 1 to 11 - higher number is more efficient)	
Manufacturer				
Warranty Term				
Name of Utility Company:			Cost per kWh charged by Company: \$ / kWh	
Comments (Discuss incentives)	Discuss source of information and define other renewable energy sources, such as wind, hydropower, biomass power, etc.			