

Client File #:		Appraisal File #:	
Residential Green and Energy Efficient Addendum			
Client			
Subject Property: 1813 Knights Crest Way			
City: Wake forest	State: NC		Zip: 27587

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

Energy Label Labels disclose the state of the home's energy assets.	RESNET's HERS Rating (1 to 150): <u>71</u> ☐ Sampling Rating ☐ Projected Rating ☒ Confirmed Rating	Estimated energy savings for this home: \$____/year <u>12</u> ¢kWh rate. Dated <u>8 / 8 / 2017</u> <i>Energy Savings includes electricity, heating & Cooling.</i> <i>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.</i>
	DOE's Home Energy Score Score (1 to 10): _____ ☐ Official Score ☐ Unofficial Score	Estimated energy savings for this home: \$____/year <u>12</u> ¢kWh rate. Dated <u>__ / __ / __</u> <i>Energy Savings includes electricity, heating & Cooling.</i> <i>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.</i>
	Other Energy Score: _____ Range (____ to ____): _____	Estimated energy savings: \$____/year ____ ¢ kWh rate dated <u>__ / __ / __</u> Describe energy label system: _____
Date Verified: <u>8/8/2017</u>	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: https://us.greenbuildingregistry.com/green-homes/NC10061322 Cost of improvements: \$ _____		
	Date Verified: ____/____/____	Certificate of Efficiency Improvements Version: _____ Organization URL: ☐ Other: _____ ☐ energy.gov/homeperformance	ABOVE VALID ONLY IF CHECKED: ☒ Verification provided by certifying organization

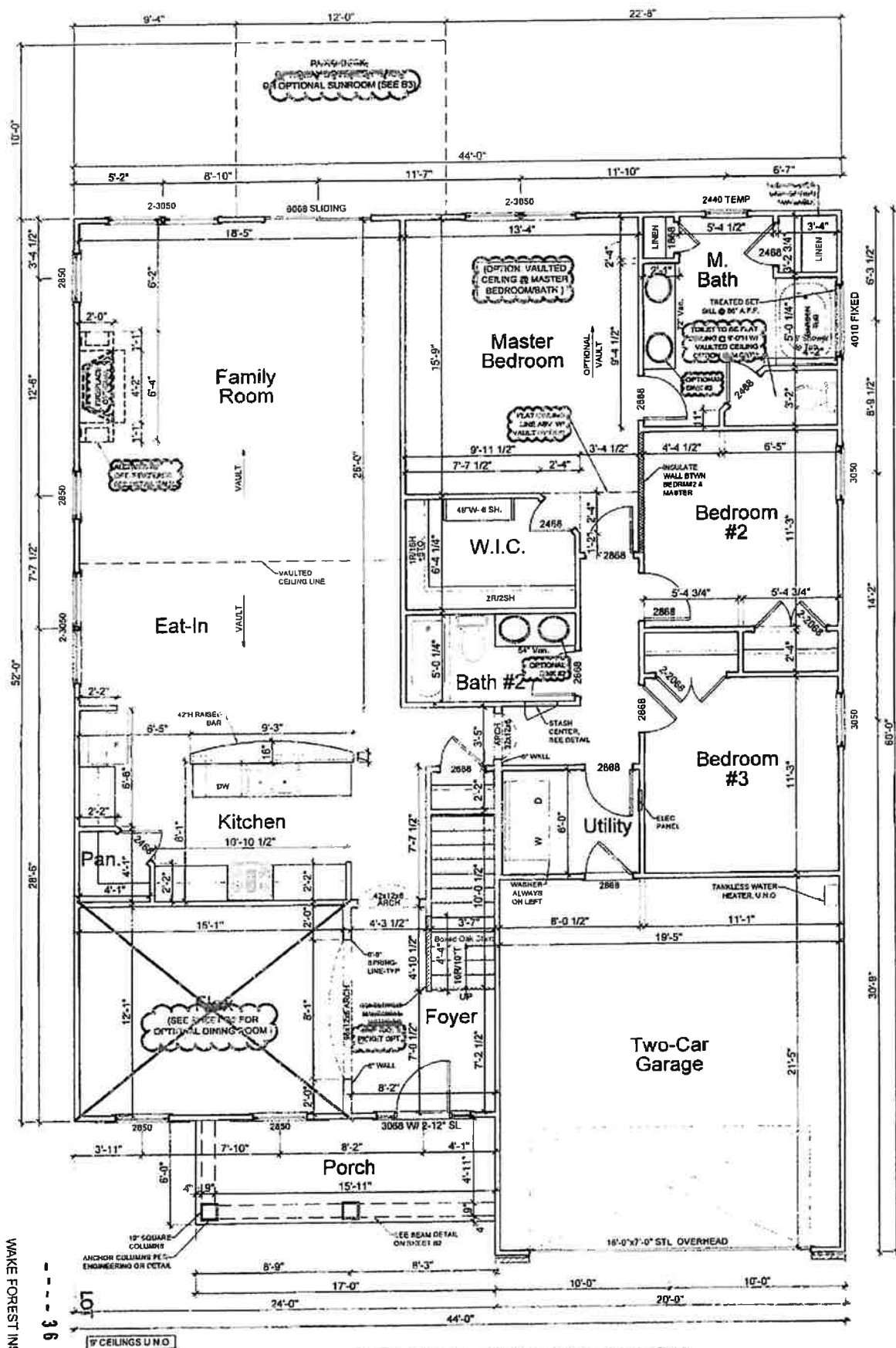
Completed by: Autopopulated from us.greenbuildingregistry.com Title: online database Date: 05/28/2026

Map for Parcel Address: 1813 Knights Crest Way Wake Forest, NC 27587-1842 Parcel ID: 1850.02-69-7407.000



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FIRST FLOOR - 2ND FLR OPTION
3/16" = 1'-0"

WAKE FOREST INSPI

B1

Features:

Drawn By: kbm/cmww

Date: 7/5/2016

Rev By m/f/p

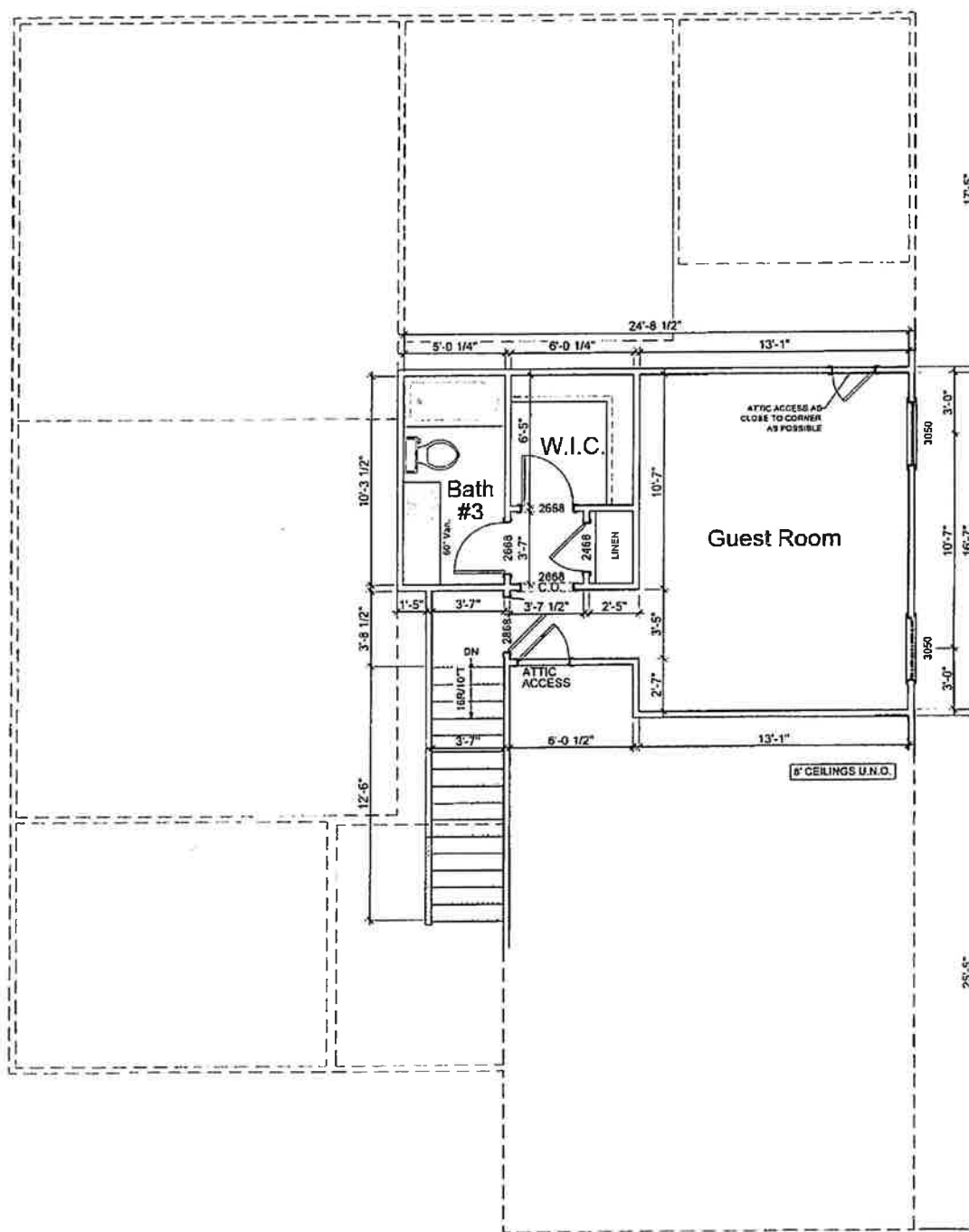
Dalton C w/ 2nd Flr
Vanguard Series

GARAGE RIGHT

C. Square Footages:

1st Floor	2,018
Garage	430
Front Porch	102
Opt. Porch/Sunroom	120
Opt. Bonus Room/Guest Suite	339





GUEST SUITE OPTION PLAN 3/16" = 1'-0" SECOND FLOOR

LOT
 36
 WAKE FOREST INSP

B3b

Features:

Drawn By: kbrn/cmw

Date: 7/5/2016

Rev by: jpc

Dalton C w/ 2nd Flr
 Vanguard Series

GARAGE RIGHT

C Square Footages:

1st Floor	2,018
Garage	430
Front Porch	102
Opt. Porch/Sunroom	120
Opt. Bonus Room/Guest Suite	399



