

Green Home Appraisal Certificate

Home Certification Date		Client File Number	
Client	Appraisal File Number		
Property Address	113 East Fairmont Drive	City	Tempe
State	AZ	Zip	85282

PART 1 - Home Energy Audit

- **Section 1.A** - Home Energy Audit Explanation
- **Section 1.B** - Home Energy Audit Validation
- **Section 1.C** - Property Details
- **Section 1.D** - Local Utility Service Provider Information

PART 2 - Green Home Feature Details

- **Section 2.A** - Green Home Features Defined
- **Section 2.B** - Solar System Ownership and UCC-1 Information
- **Section 2.C** - Photovoltaic Solar System Details
- **Section 2.D** - All Green Home Feature Details

Home Certification Number
2200274832



PART 1 - Home Energy Audit

Section 1.A - Home Energy Audit Explanation

This certificate is a summary of the findings and presence or absence of green home features that can be reasonably identified by an appraiser by conducting an in-home energy audit. The purpose of the audit is to assist the appraiser in arriving at the most accurate opinion of the value of the subject property.

A home energy audit was conducted by a Sprk Certified appraiser and below is the certification information. Sprk Certified appraisers have been trained to conduct home energy audits, analyze their findings and appraise homes with green features. Sprk Certified Inc. has reviewed and validated the accuracy of the data collected and presence of the features listed in this certificate.

The complete data set Sprk Certified Inc. provides an appraiser can be found in the accompanying work file. Along with the relevant data for this home, the work file contains the guidelines for estimating the value of green home features for a residential property as outlined by HUD, Fannie Mae, Freddie Mac and FHA.

Section 1.B - Home Energy Audit Validation

Energy Auditor/Appraiser	Energy Audit Date

Section 1.C - Property Energy Profile Details

Building Type	Single Family	Square Feet	2,242	Expected Number of Months HVAC Will be Used	9
Year Built	1960	Exterior Stories	1	Expected A/C Temp	77°
Bedroom Count	5	Bathroom Count	3	Expected Heat Temp	70°
Pool	Yes	Hot Tub	No	Expected Occupants	6 People

Section 1.D - Local Utility Service Provider Information

Local Electric Utility Provider	Average Cost Per kWh	Heat Energy Source
	\$ 0.152	Natural Gas

Estimated Annual Energy Consumption	11,062 kWh	Estimated Annual Energy Expense	\$1,681
Estimated Monthly Energy Consumption	922 kWh	Estimated Monthly Energy Expense	\$140
Estimated Monthly Energy Saved	692 kWh	Estimated Value of Average Monthly Energy Reduction	\$105

PART 2 - Green Home Feature Details

Section 2.A - Green Home Features Defined

What is a Green Home?

A green home feature may be classified as a part of a property whose presence reduces the operating expenses of the property. To be measured in a home appraisal these features should be fixed to the property and they should have a positive financial impact to the property owner. Thus green home features are defined as features of a home that reduce energy consumption for a home AND they do so without sacrificing the lifestyle or comfort of the occupants of the home. These home features may also be referred to as green features, green assets, home energy improvements, energy efficiency improvements, ect.

A Green Home is a property with sufficient energy efficiency and or green features that impact the homeowners desire and perceived value of the property. Studies have shown that a home must have a minimum amount of green features to impact its value to a home buyer. On this certificate each green home feature is assigned a percentage and when summed up if they equal at least 30% the home may be classified as a Green Home. Any applicable green features for this property are rated and summed in table 2.D.

Green home features can also be categorized into 3 groups: Green Energy Devices, Green Energy Aids and Green Energy Systems. Non-green home features are the comparable home features to their more efficient counterparts that may be found in a home built to the 2005 building code standard.

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Section 2.B - Solar System Ownership and UCC-1 Information

UCC-1 Fixture Filing Present for Solar	No
Solar System Ownership Type	- Owned Outright - Owned with UCC-1 3rd Party Owned - Leased or PPA
Solar System Ownership Entity Type	Owned Outright
Solar System Owner Name	Current Home Owner

Section 2.C - Photovoltaic Solar System Details

Solar System Details		Solar Inverter Details	
Solar System Size	7,875 W	Inverter Type	Micro
Installation Year	2020	Inverter Manufacturer	
Age of Solar System	5 years	Inverter Age	5 years
Annual kWh Production	14,050 kWh	Inverter Wattage	300 W
Annual Market Value of Energy Produced	\$2,136	Original Warranty Length	10 years
Monthly Market Value of Energy Produced	\$176	Monitoring Access	Yes
Estimated Installation Cost	\$32,287		

Solar Array Details	#1	#2	#3	#4
Solar Azimuth	195	-	-	-
Solar Panel Count	25	-	-	-
Panel Wattage	315 W	-	-	-
Array Size in kW	7,875 W	-	-	-
Solar Manufacturer	Longi Solar	-	-	-
Solar Warranty	0	-	-	-
Year 1 kWh Production	14,050 kWh	-	-	-
Number of Inverters	25	-	-	-

Section 2.D - All Green Home Feature Details

Green Home Rating		Green Feature	Presence, Type or Rating	Count	Comparable Green Feature	Non-Green Feature	Non-Green Daily kWh Impact	Daily kWh Saved	Estimated Annual Electricity Savings	Estimated Installation Cost
0 %	☐	Smart Thermostat	Programmable	1	0 kWh	Analog Thermostat	2 kWh	0 kWh	\$0	-
3 %	☐	Ceiling Fans	N/A	4	1 kWh	None	2 kWh	2 kWh	\$91	\$1,200
0 %	☐	High Efficiency Attic Insulation	Cellulose	1	0 kWh	R-19 Attic Insulation	8 kWh	0 kWh	\$0	-
0 %	☐	High Efficiency Windows	Double	12	0 kWh	Double Pane Windows	17 kWh	0 kWh	\$0	-
0 %	☐	Whole House Fan	-	-	0 kWh	None	4 kWh	0 kWh	\$0	-
23 %	☐	High Efficiency HVAC System	12 Seer	0	14 kWh	10 Seer Air Conditioner	27 kWh	14 kWh	\$749	\$0
11 %	☐	VS Pool Pump	Variable	1	3 kWh	SS Pool Pump	10 kWh	7 kWh	\$381	\$2,300
0 %	☐	High Efficiency Water Heater	Energy Star	1	0 kWh	Electric Water Heater	11 kWh	0 kWh	\$0	=
1 %	☒	LED Lighting	LED Lighting	N/A	0 kWh	Incandescent	1 kWh	1 kWh	\$41	\$100
0 %	☐	EV Charger	-	0	0 kWh	None	0 kWh	0 kWh	\$0	-
0 %	☐	Home Battery Storage	-	2	0 kWh	None	0 kWh	0 kWh	\$0	-
0 %	☐	Energy Monitoring	-	-	0 kWh	None	0 kWh	0 kWh	\$0	-
67 %								23 kWh	\$1,262	\$3,600