

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

**GREEN DISCLOSURE
(Energy)**

THIS DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Disclosure is correct to Seller's CURRENT ACTUAL KNOWLEDGE as of this Date. Seller hereby receipts for a copy of this Disclosure. Broker may deliver a copy of this Disclosure to prospective buyers.

Note: If an item is not present at the Property, the Seller does not know the answer or if an item is not to be included in the sale, the applicable check box is not checked. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded; if there is an inconsistency between this form and the Contract, the Contract controls.

Date:

Property Address:

Seller:

Property Address:

Street

City

State

Zip

1. Home Performance Programs Home Performance with ENERGY STAR

2. Construction Type:
 SIPS ICF Material Efficient Framing Improved Insulation
 Straw Bale Earthen Build/Rammed Earth Other _____

3. Heating, Cooling and Ventilation: (check box for each type)
 Ground Source Heat Pump High Efficiency Furnace/Boiler (eg. > = 90% AFUE)
 Tankless/On Demand Water Heater High Efficiency Water Heater (eg. > = 90%, or EF > = .82 for gas)
 Evaporative Cooling Whole House Fan Ceiling Fans
 High SEER A/C Insulation Air Sealing Home Orientation (South Facing
SEER Rating: _____ Upgrades Completed Overhangs)

4. Water Efficient Features:
 Low Flow Toilets Low Flow Fixtures/Shower Heads Low Water sod
 Hot Water Recirculation Xeriscaping Greywater System
Pump/Structured Plumbing
 WaterSense by ENERGY STAR

5. Indoor Air Quality:
 Indoor airPLUS by ENERGY STAR No or Low VOC Paint
 Heat Recovery Ventilator/Fresh Air System Radon Mitigation System
 Green Guard Certified Carpet/Flooring No Formaldehyde Certified Cabinetry
(documentation required) (documentation required)

6. Sustainable Materials:

- FSC Certified Lumber FSC Certified Cabinets Recycled Content
- Reclaimed Flooring Sustainable Flooring Regionally Harvested

7. Energy Features:

- ENERGY STAR/LowE Windows (documentation required) ENERGY STAR Rated Roof (documentation required)
- Automated Lighting Controls High Efficiency Lighting
- Orientation/Passive Solar Design Programmable Thermostat

8. ENERGY STAR Appliances:

- Refrigerator Range/Oven Dishwasher Clothes Washer

ADDITIONAL COMMENTS:

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection services may be purchased and are advisable. This form is **not** intended as a substitute for an inspection of the Property.

The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller’s CURRENT ACTUAL KNOWLEDGE.

Seller	Date	Seller	Date
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ADVISORY TO BUYER:

1. Even though Seller has answered the above questions to Seller’s current actual knowledge, Buyer should thoroughly inspect the Property and obtain expert assistance to accurately and fully evaluate the Property to confirm the status of the matters set forth herein.
2. Seller states that the information is correct to “Seller’s current actual knowledge” as of the date of this form. The term “current actual knowledge” is intended to limit Seller’s disclosure only to facts actually known by the Seller and does not include “constructive knowledge” or “common knowledge” or what Seller “should have known” about the Property. The Seller has no duty to inspect the Property when this Disclosure is filled in and signed.
3. Valuable information may be obtained from various local/state/federal agencies, and other experts may assist Buyer by performing more specific evaluations and inspections of the Property. Additional documentations such as receipts or information from manufacturers is also helpful.
4. Whether any item is included or excluded is determined by the contract between Buyer and Seller and not this Green Disclosure.
6. Buyer acknowledges that Seller does not warrant that the Property is fit for Buyer’s intended purposes or use of the Property. Buyer acknowledges that Seller’s indication that an item is “working” is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for Buyer’s intended purposes.
7. Buyer hereby receipts for a copy of this Disclosure.

Buyer	Date	Buyer	Date
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ENERGY & GREEN FEATURES ADDENDUM GLOSSARY OF TERMS

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TERM	DEFINITION
AFUE	A central furnace or boiler's efficiency is measured by annual fuel utilization efficiency (AFUE).
Automated Lighting Controls	Automatic controls for lighting range from a simple outdoor light fixture with a built-in photosensor to whole-house programmable control that can activate lights for various scenarios.
Ceiling Fans	Fans, set to push warm air into living spaces, can reduce winter heating bills, & cut cooling costs when they are used in lieu of air conditioners.
Earthen Built/Rammed Earth	A technique used in the building of walls using the raw material of earth, chalk, lime & gravel.
ENERGY STAR®/Low E Windows	In general, Colorado requires a U-factor of 0.35 or less to meet ENERGY STAR guidelines.
ENERGY STAR®/Rated Roof	ENERGY STAR qualified roof products reflect more of the sun's rays.
ENERGY STAR®/Refrigerator, Dishwasher, Clothes Washer	ENERGY STAR qualified refrigerators are 20% more energy efficient than the minimum federal standard. ENERGY STAR® qualified dishwasher models are, on average, 10% more energy efficient than non-qualified models. ENERGY STAR® qualified clothes washers use about 30% less energy & use over 50% less water than regular washers.
Evaporative Cooling	AKA swamp cooler. A simple cooling system that operates by moving air across or through a wet pad.
FSC Certified Cabinets	Independent certification & labeling of forest products, such as lumber used for cabinets, administered by the Forest Stewardship Council.
FSC Certified Lumber	Independent certification & labeling of forest products, such as lumber used for framing, administered by the Forest Stewardship Council.
Green Guard Certified Carpet/Flooring	Third-party certification program for carpet & flooring.
Greywater System	Untreated wastewater resulting from lavatory washbasins, laundry & bathing. Wastewater from kitchen sinks is often excluded because of the high food & grease content.
Ground Source Heat Pump (Geothermal heat pumps / geothermal heat exchange)	Ground source heat pumps (GSHPs) are electrically powered systems that tap the stored energy of the earth. These systems use the earth's relatively constant temperature to provide heating, cooling, & hot water.
High Efficiency Furnace/Boiler	The Federal Trade Commission requires new furnaces or boilers to display their AFUE so consumers can compare heating efficiencies of various models. AFUE is a measure of how efficient the appliance is in the energy it uses over the course of its useful life.
High Efficiency Lighting (CFLs, LED)	New lighting technologies use less energy, last longer, & give off the same amount of light as old incandescent technologies. Compact fluorescent lights (CFLs) use about a quarter of the energy while giving off the same amount of light & lasting up to 10 times longer. Light-emitting diodes (LEDs) create light without releasing heat, last longer than CFLs & do not contain mercury.
High Efficiency Water Heater	High efficiency water heaters use 10 to 50 percent less energy than standard models. Models with an ENERGY STAR rating are considered highly efficient.
High SEER Air Conditioning	Air conditioners manufactured after January 26, 2006 must achieve a Seasonal Energy Efficiency Ratio (SEER) of 13 or higher.
Home Orientation (South Facing Overhangs)	The home is located on the property to maximize solar gain in winter, & provide shade in summer. In general, a south-facing orientation, within 30° east or west of true south, will provide around 90% of the maximum static solar collection potential.
Home Performance with ENERGY STAR®	Home Performance with ENERGY STAR is a national program administered by the U.S. Environmental Protection Agency (EPA) & the U.S. Department of Energy (DOE). It offers a comprehensive, "whole-house" approach to improving energy efficiency & comfort for existing homes.
Hot Water Recirculation Pump/ Structured Plumbing	Hot water recirculation systems use a pump to move hot water through the plumbing system from the water heater to near the fixtures. Structured Plumbing is a method of designing the hot water plumbing layout to minimize hot water delivery times.
ICF	Rigid plastic foam forms that hold concrete in place during curing & remain in place afterward to serve as thermal insulation for concrete walls. The foam sections are lightweight & result in energy efficient, durable construction.
Indoor Air PLUS by ENERGY STAR®	A variety of construction practices & technologies to decrease the risk of poor indoor air quality. The Environmental Protection Agency administers a builder program called Indoor Air PLUS.
Improved Insulation	Building codes typically require a minimum insulation level for each component of the building envelope. Improved insulation refers to increasing the insulation levels beyond the minimum code requirements.
Insulation Air Sealing Upgrades	For existing homes, insulation & air sealing upgrades are typically implemented in conjunction with an energy audit. These steps help seal a home from drafts & leakage, & increase the insulation level of the home.

TERM	DEFINITION
LowFlowFixtures/ShowerHeads	Afaucetwithaeratorinstalledtoreducetheflowofwaterbutnotreducewaterpressure. Low-flowshowerheadsuseabout2Y2gallonsofwaterperminutecomparedtobetween four&fivegallonsperminuteusedbyconventionalheads.
LowFlowToilets	Atoiletthatuseslesswaterperflushwhencomparedtothecurrentfederalrequirements.SuchtoiletsoftenhavetheEPA'sWaterSenseLabel.Ingeneral,low-flowtoiletsuseamaximumof1.28gallonsofwaterperflush.
Low-waterSod	Landscapeingthatthassignificantlylowerwateringrequirementsthanconventionalturf. MostofthesetypescomewithcertificatesofinstallationinColorado.
NoFormaldehydeCertifiedCabinetry	TheKitchenCabinetManufacturersAssociation(KCMA)createdtheEnvironmentalStewardshipProgram(ESp)tohelpcabinetmanufacturersdemonstratetheircommitmenttoenvironmentalsustainability&helpconsumerseasilyidentifyenvironmentally-friendlyproducts.
NoorLowVOCPaint	PaintsthatreleasenoorminimalVolatileOrganicCompound(VOC)pollutants,&arevirtuallyodorfree.
Orientation/PassiveSolarDesign	Solargeometry,windowtechnology&localclimateareusedtodirectbuildingdesign. Helpstoreduceoreveneliminatetheneedformechnicalcooling&heating&daytimeartificiallighting.
ProgrammableThermostat	Athermostatthatcanbeprogrammedtoincrease&decreaseahome'stemperaturesettingautomatically.
RadonMitigationSystem	Asystemthatdetectsradon,anaturallyoccurringgas,colorless&odorless,thatcausesadversehealtheffects.Radongasoftenentersastructurebyseepingthroughcellarwalls&floors.
ReclaimedFlooring	Materialthatisrecoveredforreuseoranotherpurpose,suchaswoodbarnsidingthatbecomesflooring.
RecycledContent	Recycled-contentproductsaremadefrommaterialsthatwouldotherwisehavebeendiscarded.Theseproductsaremadetotallyorpartiallyfrommaterialcontainedinrecycledproducts, likealuminumsodacansornewspaper.
RegionallyHarvested	Harvestedwithin500milesfromhome.
SEERRating	TheSEERrating&performancestandarddevelopedbytheU.S.government&equipmentmanufacturer'stoproduceanenergyconsumptionratingthatiseasyto understand by consumers.ThelowertheSEERrating,themoreenergyrequiredtoproducethedesiredeffect.
SIPS	PanelsmadefromathicklayeroffoamsandwichedbetweentwolayersofOriented StrandBoard(OSB),plywoodorfiber-cement.Theyareanalternativetofoamcore&areavailablewithacoreofagriculturefibers(suchaswheatstraw)thatprovidessimilartthermal&structuralperformance.
StrawBale	Aconstructionmethodthatuseswastestrawleftoverfromcrops,suchaswheat,oats, barley,rye,rice&flax,afterallthefoodhasbeenextracted.Strawisgathered,baled, compressed &tiedtogether.Balesareplacedovera"stemwall"toprotectthestrawfromthegroundsoil&thestrawbalesarestructoed&plasteredoverforfinishing.
SustainableFlooring	Sustainableflooringisproducedfromsustainablematerials(&byasustainableprocess) thatreducesdemandsonecosystemsduringitslife-cycle.Thisincludesharvest,production,use&disposal.
Tankless/OnDem&WaterHeater	Asystemthatdelivershotwateratapresettemperaturewhennneeded,butwithoutrequiringthestorageofwater.The approachreducesoreliminatesenergystandby losses.Tanklesswaterheaterscanbeusedforsupplementaryheat,suchasaboostertoasolarhotwatersystem,ortomeetallhotwaterneeds.Tanklesswaterheatershaveanelectric,gas,orpropaneheatingdevicethatisactivatedbytheflowofwater.
WholeHouseFan	Awhole-housefanisatypeoffaninstalledinabuilding'sceiling,designedtopullhotairoutofthebuilding.
Xeriscaping	Amethodoflandscapingthatpromoteswaterconservation.