



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 <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • 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.

| | | | |
|----------------|--|------------------------------|--|
| Client | | Client File Number | |
| Address | 113 East Fairmont Drive, Tempe, AZ 85282 | Appraisal File Number | |

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

| | |
|---|---|
| UCC-1 Fixture Filing Present for Solar | No |
| Solar System Ownership Type | <ul style="list-style-type: none"> ✓ 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 % | <input type="checkbox"/> Smart Thermostat | Programmable | 1 | 0 kWh | Analog Thermostat | 2 kWh | 0 kWh | \$0 | - |
| 3 % | <input type="checkbox"/> Ceiling Fans | N/A | 4 | 1 kWh | None | 2 kWh | 2 kWh | \$91 | \$1,200 |
| 0 % | <input type="checkbox"/> High Efficiency Attic Insulation | Cellulose | 1 | 0 kWh | R-19 Attic Insulation | 8 kWh | 0 kWh | \$0 | - |
| 0 % | <input type="checkbox"/> High Efficiency Windows | Double | 12 | 0 kWh | Double Pane Windows | 17 kWh | 0 kWh | \$0 | - |
| 0 % | <input type="checkbox"/> Whole House Fan | - | - | 0 kWh | None | 4 kWh | 0 kWh | \$0 | - |
| 23 % | <input type="checkbox"/> High Efficiency HVAC System | 12 Seer | 0 | 14 kWh | 10 Seer Air Conditioner | 27 kWh | 14 kWh | \$749 | \$0 |
| 11 % | <input type="checkbox"/> VS Pool Pump | Variable | 1 | 3 kWh | SS Pool Pump | 10 kWh | 7 kWh | \$381 | \$2,300 |
| 0 % | <input type="checkbox"/> 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 % | <input type="checkbox"/> EV Charger | - | 0 | 0 kWh | None | 0 kWh | 0 kWh | \$0 | - |
| 0 % | <input type="checkbox"/> Home Battery Storage | - | 2 | 0 kWh | None | 0 kWh | 0 kWh | \$0 | - |
| 0 % | <input type="checkbox"/> Energy Monitoring | - | - | 0 kWh | None | 0 kWh | 0 kWh | \$0 | - |
| 67 % | | | | | | | 23 kWh | \$1,262 | \$3,600 |