Online Library: Approved MRED Green Supporting Documents & Sponsoring Programs

There are a variety of third-party resources for certifying, tested or otherwise documenting green and energy efficient homes. There are many options because there are different ways to think about green and efficient homes. In some cases it's good to have a detailed understanding of the steps that went into green construction or remodeling. Other times it's helpful to understand the end result – What sort of energy savings can a buyer expect from this home?

Another way to think about green homes is that it is a continuum. Different homes focus on different aspects of green. One home may emphasize energy efficiency, while another emphasizes indoor air quality, while a third covers both of those plus more.

In general, homes (and documented programs) often begin with energy efficiency and extend from there. Some homes use one program to address all green opportunities; others may use one or more different programs to achieve the same results.

The library is organized in three sections. Programs listed in the library are also available as searchable fields in ConnectMLS.

- New construction or gut rehab green building standards
- Existing home or home remodeling energy efficiency programs
- Other reports, scores and disclosures

This library describes key programs above. Nine characteristics of each program are described below:

- A summary of the program
- A description of who sponsors the program
- The type of third-party supporting documentation (rating, certificate, label, test report or other)
- A recap of what the supporting documents will tell a buyer
- A history of different versions of the program (if applicable)
- Description of how the documents is earned and verified
- Eligibility requirements to earn the supporting documentation
- A sample document or a link to one
- Contact information should you or a buyer need to verify participation
- Website address for more information

Each program falls into one of six categories:

- Certification
- Label
- Rating
- Score
- Disclosure
- Test Report

Program	New or Existing?	Certification	Label	Rating or Score	Disclosure	Test or Report
LEED for Homes	New	✓				
NAHB NGBS	New Existing	✓				
Chicago Green Homes Program	New		✓			
EPA Indoor airPLUS	New		✓			
EPA Water Sense	New		✓			
EPA Energy Star	New		✓			
Illinois Home Performance with Energy Star	Existing	✓				
Energy $avers Program, Historic Chicago Bungalow Association	Existing	✓				
SREA Green Disclosure	New Existing				✓	
HERS Index Score (RESNET)	New Existing			✓		
MyHomeEQ Report	Existing			✓		
Twelve Month Utility History Disclosure	Existing				✓	
Chicago Heating Cost Disclosure Ordinance	Existing				✓	
Air/Duct Leakage Test	New Existing					✓
Combustion Safety Test	New Existing					✓
Walk Score	New Existing			✓		

NEW CONSTRUCTION/GUT REHAB OPTIONS:

- *LEED for Homes*
- *National Association of Home Builders (National Green Building Standard ICC 700)*
- *Chicago Green Homes Program*
- *EPA Indoor airPLUS*
- *EPA Water Sense*
- *EPA Energy Star*

LEED for Homes

Summary: LEED, Leadership in Energy and Environmental Design (US Green Building Council/USGBC)

LEED is a national certification that provides independent, third-party verification and performance testing that a home or was designed and built using strategies aimed at achieving high performance in key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED has significant brand recognition in the green building market, second to ENERGY STAR for Homes. Developed by the U.S. Green Building Council (USGBC) in 2000, the LEED rating systems are developed through an open, consensus-based process led by LEED committees. The residential rating system, LEED for Homes, was launched in 2008.

The **LEED for Homes Rating System** is designed (for new construction and major renovation) to guide and distinguish high-performance residential buildings. LEED is a voluntary rating system designed to distinguish the leaders and innovators in the market, and measures the building as constructed, not just as designed. LEED requires performance testing and measures actual performance, not just intentions. As a mandatory measure, a LEED home must meet the performance levels of ENERGY STAR for Homes, and then adds other green measures around indoor air quality, location efficiency, water efficiency, and material efficiency. All LEED homes must have at least a HERS Rating (described later) of 85 or lower, and rewards increasingly lower HERS ratings.

Sponsored By: US Green Building Council

Type: Certification

What it Tells You: Certificate notes level achieved in rating system: Certified, Silver, Gold or Platinum (being highest). By default, means the home has also achieved Energy Star and earned a HERS rating of <85 (see more info below).

Version History:

How It Is Earned and Verified: Throughout the process, the design/construction team works with a Green Rater, a home energy rater that will do performance testing and also verify other green measures of the home and how they score on the LEED rating system.
Several mandatory measures must be met, then points are earned to achieve a LEED certification level. The number of points needed vary based on the conditioned square footage of the home. (Smaller homes have lower thresholds, larger homes have higher thresholds). The more points earned, the higher the certification level.

A variety of credits are required to earn LEED certification, for instance meeting proper indoor air ventilation rates and exhausting kitchen and bathrooms directly to the outdoors are required and not part of points awarded.

Eligibility: Single-family or multi-family Residential buildings; may be new construction or a gut rehab. If a home can earn ENERGY STAR certification, it can earn LEED certification.

Sample Document: Image of LEED Certificate

How to Verify Participation: Look for LEED certification by the U.S. Green Building Council (USGBC) or check the certified project directory.

For More Information: http://www.usgbc.org/homes

National Association of Home Builders (National Green Building Standard ICC 700/NAHB NGBS)

Summary: Nationally approved benchmark for green single-family & multifamily homes, site development, and residential remodeling projects.

In 2007 the National Association of Home Builders (NAHB) and the International Code Council (ICC) partnered to establish a much-needed and nationally-recognizable standard definition of green building.

The resulting ICC 700 National Green Building Standard™ (NGBS) is the first and only residential green building rating system to undergo the full consensus process and receive approval from the American National Standards Institute (ANSI). The Standard defines green building for single- and multifamily homes, residential remodeling projects, and site development projects while still allowing for the flexibility required for regionally-appropriate best green practices.

Sponsored By: NAHB Research Center

Type: Certification

What it Tells You: For residential buildings, four threshold levels - Bronze, Silver, Gold, and Emerald - allow builders to quantify and qualify green building at all levels. At the Emerald level, the highest rating for a residential green building, a building must incorporate energy savings of 60% or more.

Version History:

How It Is Earned and Verified: To comply with NGBS, a builder or remodeler must incorporate a minimum number of features in the following areas: lot and site development; energy, water, and resource efficiency; indoor environmental quality; and home owner education. In order to attain a higher level of green certification by the NAHB Research Center, a home must accrue successively higher levels of minimum points in every category – the highest level of certification is dictated by the lowest category score level.

The following tables highlight the point values required in each area for green buildings:

Threshold Point Ratings for Green Buildings

Green Building Categories			Performance Point Levels (1) (2)			
			BRONZE	SILVER	GOLD	EMERALD
1.	Chapter 5	Lot Design, Preparation, and Development	39	66	93	119
2.	Chapter 6	Resource Efficiency	45	79	113	146
3.	Chapter 7	Energy Efficiency	30	60	100	120
4.	Chapter 8	Water Efficiency	14	26	41	60
5.	Chapter 9	Indoor Environmental Quality	36	65	100	140
6.	Chapter 10	Operation, Maintenance, and Building Owner Education	8	10	11	12
7.		Additional Points from any category	50	100	100	100
		Total Points	222	406	558	697
(1) In addition to the threshold number of points in each category, all mandatory provisions of each category shall be implemented.						
(2) For dwelling units greater than 4,000 square feet (372 square meters), the number of points in Category 7 (Additional Points from any category) shall be increased in accordance with Section 601.1. The "Total Points" shall be increased by the same number of points.						

Eligibility: All types of residential construction are eligible for certification – new or remodeled single-family homes, new or remodeled multifamily buildings, and residential land developments – that meet the criteria of the ICC 700-2008 National Green Building Standard

Sample Document:

How to Verify Participation: Inquire with project and talk with the Accredited Green Verifier.

For more information: http://www.nahbgreen.org/

Chicago Green Homes Program

Summary: Voluntary certification program for Chicago homeowners, residential builders, and developers looking to incorporate sustainable design into their residential building. The CGHP provides a flexible framework for innovative construction, while contributing to environmental awareness and sustainable living throughout the City. The purpose of the Chicago Green Homes Program is to encourage residential builders, developers and homeowners to use technologies, products and practices that will:

- Provide greater energy efficiency
- Provide healthier indoor air,
- Reduce water usage,
- Preserve natural resources, and
- Improve durability and reduce maintenance.
- Reduce waste and pollution

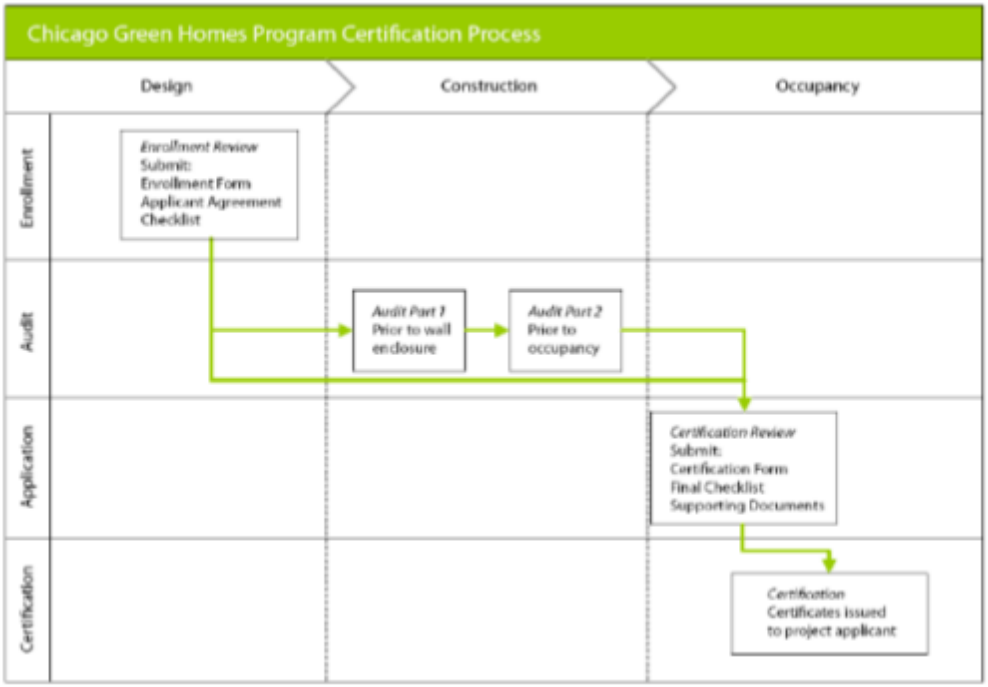
Sponsored By: The City of Chicago

Type: Label

What it Tells You: There are three different green building levels available to applicants to rate their projects. The points for each line item to be used are added to determine point values for a project. Though participation in the program is largely voluntary, participation may be required for projects reviewed by various City agencies including the Department of Community Development, the Department of Zoning and Land Use Planning, and the Chicago Housing Authority (CHA). Required point levels will be determined by the individual departments. The certification is awarded based on design and does not require a field verification element.

Version History:

How It Is Earned and Verified:



Eligibility: *Chicago Green Homes* Program Certification is for whole buildings only. Partial buildings or additions alone do not qualify for certification. Major renovations of existing single-family homes and existing multi-unit buildings that include additions are permitted. If the area of the addition is less than or equal to 25% of the project's gross square footage, the project must use the renovation checklist. If the area of the addition is greater 25% of the project's gross square footage, the project must use the new construction checklist.

Sample Document: A *Chicago Green Homes* Certificate is issued by the City of Chicago based on the appropriate point level achieved. This certificate, along with a copy of the submitted checklist, is to be passed on to the homeowner/occupant upon completion of the project.

How to Verify Participation: Look for the Chicago Green Homes Certification issued by the City of Chicago along with an updated, Final Checklist, indicating what was actually built/renovated, along with a Project Verification Form and any supporting documents.

For more information:
http://www.cityofchicago.org/city/en/depts/bldgs/supp_info/green_homes/apply_for_the_chicagogreenhomesprogram.html

EPA Indoor airPLUS

Summary: Indoor airPLUS is a set of optional construction practices and technologies builders can follow to reduce indoor air pollutants and improve the indoor air quality in a new home beyond minimum code requirements. It is only available to homes that first meet ENERGY STAR for Homes certification.

Sponsored By: US Environmental Protection Agency

Type: Label

What it Tells You: The approach addresses: moisture control, radon control, pest management, HVAC, combustion venting, building materials and homeowner education.

Version History:

How It Is Earned and Verified: Energy Star is a pre-requisite for an Indoor airPLUS home. An independent third-party rater must inspect the home to confirm at least 30 features have been added in order to earn the label.

Eligibility: New homes built to the Energy Star standard

Sample Document: http://www.epa.gov/iaplus01/pdfs/verification_checklist.pdf

How to Verify Participation: See *How do I know if I am living in a home that has earned the Indoor airPLUS label?*

For More Information: http://www.epa.gov/iaplus01/about.html

EPA Water Sense

Summary: WaterSense is a set of optional construction practices and technologies builders can follow to use less water while still providing the same level of comfort and convenience and beyond minimum code requirements.

Sponsored By: US Environmental Protection Agency

Type: Label

What it Tells You: The home features WaterSense labeled plumbing fixtures, efficient hot water delivery, smart landscape design, and other designs.

Version History:

How It Is Earned and Verified: An independent, licensed certification provider oversees inspections and provides quality assurance, as well as issues the WaterSense label for new homes.

Eligibility: New homes

Sample Document: http://www.epa.gov/watersense////docs/ws_inspectionchecklistv1.1_508.pdf

How to Verify Participation: Call the WaterSense Helpline at (866)WTR-SENS (987-7367) or contact us at watersense@epa.gov

For More Information: http://www.epa.gov/watersense/new_homes/buying.html

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EPA Energy Star

Summary: Energy Star is a set of optional construction practices and technologies builders can follow to upgrade a new home's energy efficiency beyond minimum code requirements. It is a whole-home certification that goes beyond the appliances and looks at how effectively and efficiently the home was constructed. There are required site visits both during construction and after completion.

Sponsored By: Department of Energy

Type: Label

What it Tells You: These homes are tested to be significantly more efficient than minimum code new construction homes. Energy Star homes typically have a HERS rating (see below). Homes achieve this level of performance through a combination of energy–efficient improvements, including,

- Effective Insulation Systems
- High–Performance Windows
- Tight Construction and Ducts
- Efficient Heating and Cooling Equipment
- ENERGY STAR Certified Lighting and Appliances

Version History: It is important to know the year/version of the Energy Star certification. Check the Energy Star website for exact version dates and requirements.

- Version 3 (Homes certified from 2012 to date): At least 15% better than the 2009 IECC. Note: Since version 3 requirements are so strict, the EPA expects fewer homes to achieve this certification. New , more stringent checklists are required for Thermal barrier, HVAC contractor, HVAC rater and Water.

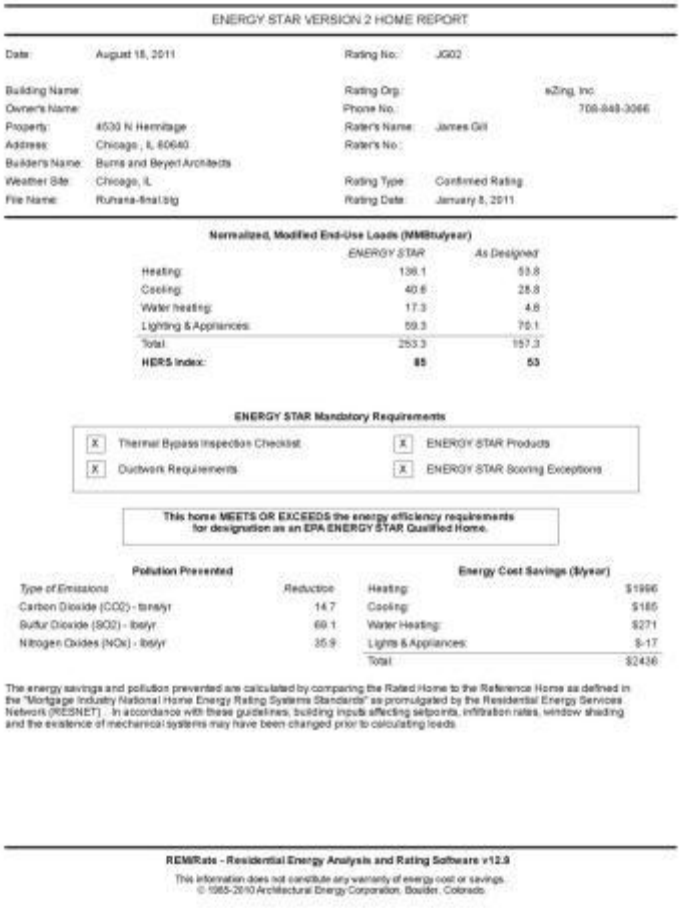
- Version 2 (Homes certified 2006-2011): At least 15% more energy efficient than homes built to the 2004 International Residential Code (IRC), and includes additional energy-saving features that typically make them 20–30% more efficient than standard homes.
- Version 1 (Homes certified from 1995-2005)

How It Is Earned and Verified: To earn the ENERGY STAR, a home must meet strict guidelines for energy efficiency, indoor air quality, and moisture management set by the U.S. Environmental Protection Agency. These homes are at least 15% more energy efficient than homes built to the 2009 International Residential Code (IRC), and include additional energy-saving features that typically make them 20–30% more efficient than standard homes. To ensure that a home meets ENERGY STAR guidelines, third–party verification by a certified Home Energy Rater is required. This Rater works closely with the builder throughout the construction process to help determine the needed energy–saving equipment and construction techniques and conduct required on–site diagnostic testing and inspections to document that the home is eligible to earn the ENERGY STAR label.

Eligibility: New homes

Sample Document: (See right)

How to Verify Participation: After the Rater completes the final inspection and determines that all requirements have been met, the Rater will provide the builder with an ENERGY STAR label, which is placed on the circuit breaker box of the home. This label provides the homeowner with documentation that the home is ENERGY STAR certified, and includes the home address, builder name, Rater name, and date verified.



ENERGY STAR VERSION 2 HOME REPORT

Date:	August 18, 2011	Rating No.:	JG02
Building Name:		Rating Org.:	eZing, Inc
Owner's Name:		Phone No.:	708-848-3066
Property:	4530 N Hermitage	Rater's Name:	James Gill
Address:	Chicago , IL 60640	Rater's No.:	
Builder's Name:	Burns and Beyerl Architects		
Weather Site:	Chicago, IL	Rating Type:	Confirmed Rating
File Name:	Ruhana-final.blg	Rating Date:	January 8, 2011

Normalized, Modified End-Use Loads (MMBtu/year)

	ENERGY STAR	As Designed
Heating:	136.1	53.8
Cooling:	40.6	28.8
Water heating:	17.3	4.8
Lighting & Appliances:	59.3	70.1
Total:	253.3	157.3
HERS Index:	85	53

ENERGY STAR Mandatory Requirements

X Thermal Bypass Inspection Checklist	X ENERGY STAR Products
X Ductwork Requirements	X ENERGY STAR Scoring Exceptions

This home MEETS OR EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home.

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO2) - tons/yr	14.7
Sulfur Dioxide (SO2) - lbs/yr	69.1
Nitrogen Oxides (NOx) - lbs/yr	35.9

Energy Cost Savings ($/year)

Heating:	$1996
Cooling:	$185
Water Heating:	$271
Lights & Appliances:	$-17
Total:	$2436

The energy savings and pollution prevented are calculated by comparing the Rated Home to the Reference Home as defined in the "Mortgage Industry National Home Energy Rating Systems Standards" as promulgated by the Residential Energy Services Network (RESNET). In accordance with these guidelines, building inputs affecting setpoints, infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads.

REMRate - Residential Energy Analysis and Rating Software v12.9

This information does not constitute any warranty of energy cost or savings.
© 1985-2010 Architectural Energy Corporation, Boulder, Colorado

For More Information: http://www.energystar.gov/index.cfm?c=new_homes.hm_index

EXISTING HOME/REMODELING OPTIONS:

- *Illinois Home Performance with Energy Star*
- *Energy $avers Program, Historic Chicago Bungalow Association*
- *National Association of Home Builders (National Green Building Standard ICC 700)*

Illinois Home Performance with Energy Star, IHP

Summary: Illinois Home Performance with ENERGY STAR (IHP) is the state's version of the national Home Performance with Energy Star program which promotes a comprehensive approach to home energy savings and is currently running in 33 states across the county. IHP connects homeowners with qualified contractors and energy auditors who assess existing home 'performance' and perform renovations that result in energy savings and improved comfort, durability, and safety.

IHP is a statewide program that is made possible by many groups across Illinois. In Northern Illinois, Energy Impact Illinois (EI2) runs the program and offers homeowners low-interest loans and a variety of online resources. Upon completion of a home energy upgrade, the Illinois Energy Office issues the homeowner an Illinois Home Performance with ENERGY STAR Certificate of Completion (also known as an IHP Certificate) which indicates that specific energy savings or performance metrics have been are achieved. There are Gold and Silver Certificates; what it takes to earn each is spelled out on www.IllinoisHomePerformance.org/what-expect/certificate.

Sponsored By: Illinois Energy Office

Type: Certification

What it Tells You: What improvements were installed, estimated annual total energy savings, estimated annual dollar savings, which contractor and program provider were involved in the project.

Homeowners, contractors, and real estate professionals are encouraged to reference the IHP website for full details on how to earn a Certificate - www.IllinoisHomePerformance.org/what-expect/certificate. Any questions may be addressed to IHP staff at 866-395-1032.

Version History: IHP is in its first version and has been offered since November, 2011.

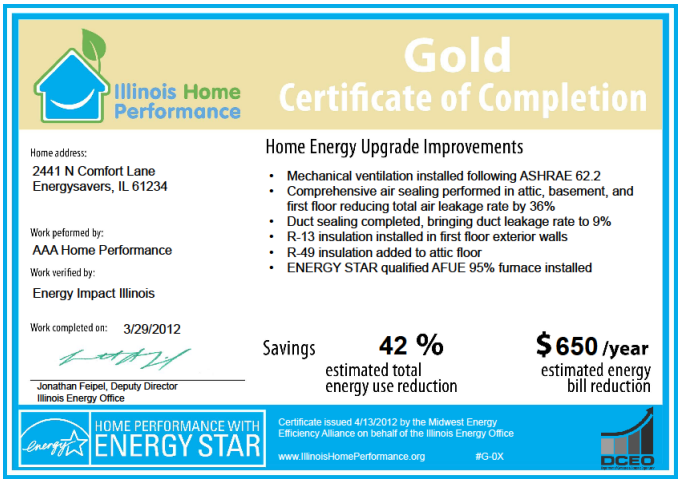
How It Is Earned and Verified: An IHP Certificate is achieved by making home improvements that increase the efficiency and comfort of a home, following an initial assessment or "energy audit." The improvements may include but not limited to sealing air leaks in walls and floors, adding insulation to the attic floor and into wall cavities, insulating and sealing ductwork, and repairing or replacing heating/cooling equipment. In most cases, these upgrades will result in a reduction of the home's total energy usage by at least 15% and often as much as 30% or more.

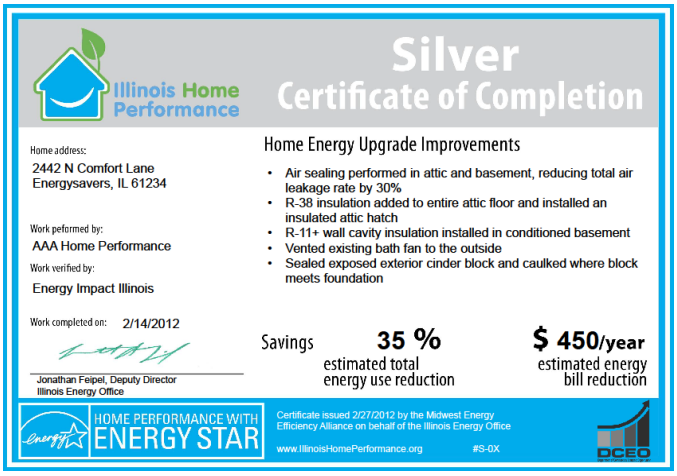
Eligibility:

- Single-family home, townhome, or individual condo in a building of 4 or less units with heating and/or cooling equipment specific to the individual unit*
- A building of 4 or less units with shared heating and/or cooling equipment may also be eligible if the upgrade addresses the building as a whole*
- Building's original construction must be completed prior to audit (that is, the Certificate is only applicable to existing homes, not new construction)
- Home must be located in Illinois, in an area of the state that is covered by an active Program Provider. Visit www.IllinoisHomePerformance.org/map for an updated listing

Sample Document:

A sample Silver and Gold Certificate are below.





How to Verify Participation: Each home that participates in Illinois Home Performance receives a Gold or Silver Certificate of Completion. Both a paper and electronic copy (PDF) are sent to each participating homeowner. The electronic copy may be uploaded to the MLS at time of sale to verify participation. The Midwest Energy Efficiency Alliance (MEEA, 312-587-8390), who issues these Certificates on behalf of the Illinois Energy Office, keeps a file on each participating home. MEEA may further verify authenticity of the Certificate, as desired.

For More Information: www.IllinoisHomePerformance.org/what-expect/certificate

Energy $avers Program, Historic Chicago Bungalow Association

Summary: The Historic Chicago Bungalow Association (HCBA) is a non-profit organization that provides technical and financial assistance to bungalow owners to help make their homes more energy efficient and encourage rehab and restoration of Chicago bungalows.

HCBA's Energy$avers Program reduces the overall energy use of participating Chicago bungalows by providing the following energy efficiency retrofit measures:

- Air-sealing: cracks and drafts in the attic, basement and side walls
- Attic insulation
- Weather stripping

Sponsored By: Historic Chicago Bungalow Association

Type: Certification

What it Tells You: Address, Contractor, Work completed, Estimated energy bill reduction (using myhomeEQ), Air infiltration reduction

Version History: One version to-date

How It Is Earned and Verified: All homeowner's whose bungalows have been retrofitted through the Energy$avers Program will receive a Certificate of Completion, verifying the energy efficiency measures that were completed and providing an estimated annual energy savings based on modeling.

Eligibility:

- Owners of Chicago Bungalows
- Bungalow must be certified with HCBA
- Household income sensitive
- Currently target neighborhood areas - this could change

Sample Document:


Energy$avers
Certificate of Completion

How to Verify Participation: Look for certificate, signed by executive director or contact HCBA for more info.

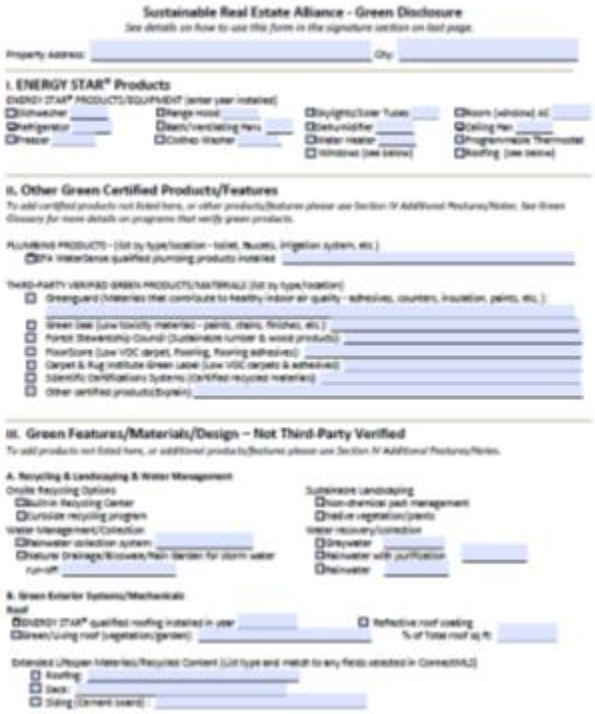
For More Information: www.chicagobungalow.org

OTHER REPORTS/SCORES/DISCLOSURES:

- *SREA Green Disclosure*
- *HERS Index Score (RESNET)*
- *MyHomeEQ Report*
- *Twelve Month Utility History Disclosure*
- *Chicago Heating Cost Disclosure Ordinance*
- *Air/Duct Leakage Test*
- *Combustion Safety Test*
- *Walkscore*

SREA Green Disclosure

Summary: Three-page form that allows home owners or builders to explain green features in a home beyond what is possible in ConnectMLS fields and drop-down choices. The disclosure form is to be completed and signed by the seller and shared with buyer, Realtors, appraiser, etc.


Sustainable Real Estate Alliance - Green Disclosure

I. ENERGY STAR® Products

II. Other Green Certified Products/Features

III. Green Features/Materials/Design – Not Third-Party Verified

Sponsored By: Sustainable Real Estate Alliance (local group of Realtors who advocate for green and energy efficient homes)

Type: Disclosure

What it Tells You: The checklists focus when possible on products and building methods that are verified by a professional third-party. The comments section allows sellers to add additional details that may not have been covered in the form.

Version History: The current form was released February, 2012. File name: 1330444149442_Sustainable_Real_Estate_Alliance___Green_Disclosure.pdf.

How It Is Earned and Verified: Optional disclosure which sellers can complete and sign. It is the best interest for the buyer to verify the details on the disclosure during home tour, home inspection or seeking additional documentation from the seller or by hiring additional qualified professionals to evaluate.

Eligibility: Optional. Any seller can use the disclosure to complete whatever range of details is available.

Sample Document: See ConnectMLS "Forms" tab, then "MRED Listing Forms". Page one sample above.

How to Verify Participation: Contact seller.

For More Information: See **SREA Green Disclosure Glossary** and **SREA Green Disclosure** in MRED forms library.

HERS Index Score

Summary: HERS is a scoring system used to indicate how energy efficient a home is.

Sponsored By: Residential Energy Services Network (RESNET)

Type: Rating

Version History:

- 2006 to present "HERS Index" – Scale from 0-100. Zero is best.
- 1995-2005 "HERS Score: - Higher was best.

What it Tells You: The system tests a home individually and then the score can be compared to benchmark scores. For example, If a home is built to meet the specifications of the HERS Reference Home, the house will receive a score/rating of 100. New Energy Star homes score 85 or lower. So if a house uses 'zero energy' the score or rating would be '0'. The lower the HERS score the better.

How It Is Earned and Verified: Any home owner can obtain a HERS Index Score for their home. A HERS Rater must meet certification and training standards outlined in the the 2006 Mortgage Industry National Home Energy Rating Systems Standard. Cost for this rating may range from $400-800 in Chicagoland. During the rating the home is evaluating using several diagnostic tests. Finally, data gathered about the home (both how it is built and how the systems perform) is input into a software model which produces a score for that home. The score is then plotted against a database of other available energy data that highlights how the house compares to other homes. Many certification programs like LEED and ENERGY STAR use a HERS score as the performance measurement of a home's energy efficiency.

Since 1995 more than 1.3 million homes in the nation received a HERS Index Score.

Eligibility: Optional rating can be done on any home. Historically, newly built homes pursue a HERS score more than existing home, but some existing homes could have a HERS score. is growing.

Sample Document:

How to Verify Participation: RESNET - http://www.resnet.us/about

For More Information:

- Understanding the HERS Index Score
- If you're not sure, leave it blank (MRED blog)

MyHomeEQ Report

Summary: The MyHomeEQ Report provides information on the costs and benefits of specific home improvements, access to trusted contractors and cost-reducing rebates and financing

Sponsored By: MyHomeEQ LLC was created through a partnership of CNT Energy and RW Ventures. The program is also affiliated with Historic Chicago Bungalow Association Energy$avers and Illinois Home Performance (both described above).

Type: Score/online report

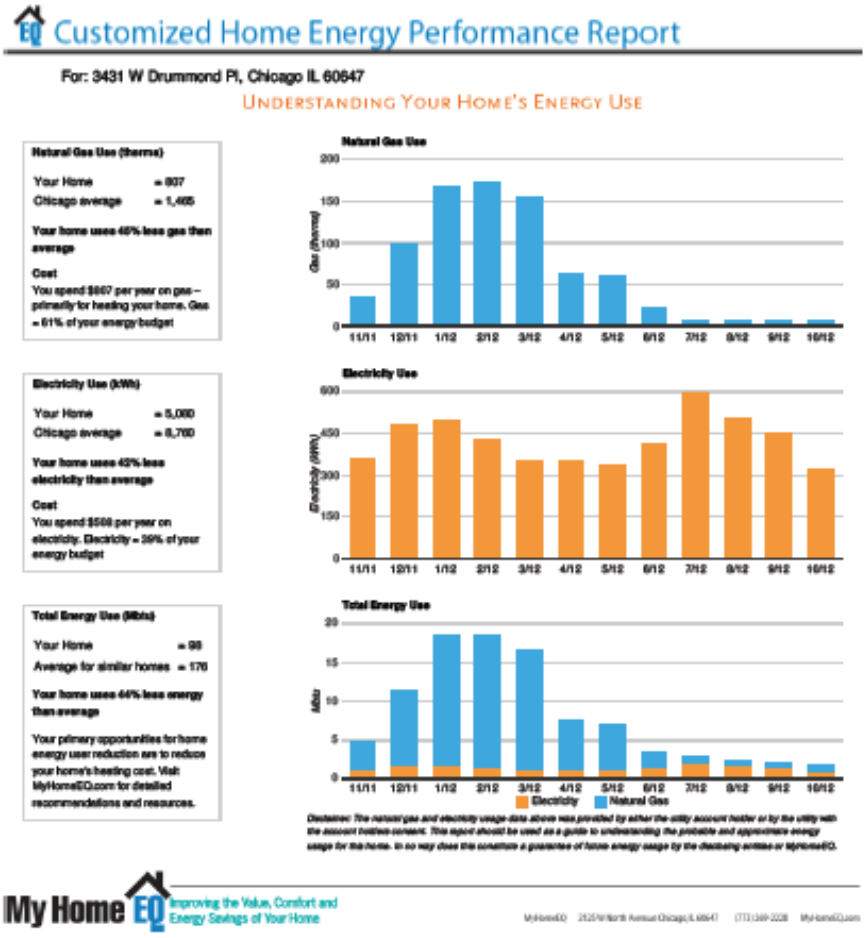
What it Tells You: Your Home Energy Score is given as an Energy Quotient, calculated from your actual gas and electricity usage and home details, tells you how you're doing and how you compare to others. This lower your score is, the less energy you use. Links to other resources like contractors and financial assistance or incentives are also included in online report.

Version History: Not applicable

How It Is Earned and Verified: By filling out free online report. MyHomeEQ uses the home characteristics, whether modeled or user provided, to determine the estimated energy usage.

Eligibility: MyHomeEQ is only available for single family homes in Northern Illinois.

Sample Document (right)



How to Verify Participation: Look for report and Home EQ score. info@myhomeeq.com

For more information: http://www.myhomeeq.com/

Twelve Month Utility History Disclosure (See also Chicago Heating Cost Disclosure below)

Summary: More and more buyers are interested in the utility costs of a property before they buy. For sellers that wish to do so, a copy of sample utility bills can be attached to the listing. Listing agents can select the Twelve Month Utility History drop-down to flag that this information is attached.

Sponsored By: Optional/not applicable. See City of Chicago Heating Cost Disclosure below

Type: Disclosure

What it Tells You: Utility history

Version History: Not applicable

How It Is Earned and Verified: Optional, share a current utility bill or seller can contact utility for summary data.

See MyHomeEQ Report above for an automated, combined utility report.

ComEd – Log in to view 24 month history

Nicor – Account history

People's Gas – Account summary

Eligibility: Optional for any home

Sample Document: Current bill or an account summary provided by the utility.

How to Verify Participation: Contact utility

For More Information: Contact seller

Chicago Heating Cost Disclosure Ordinance

Summary: The City of Chicago Department of Business Affairs & Consumer Protection requires that properties for sale disclose their annual heating costs. Listing agents can select the Twelve Month Utility History drop-down to flag that this information is attached.

Sponsored By: City of Chicago, Department of Business Affairs & Consumer Protection

- Heating Disclosure – required
- Other utility usage - optional

Type: Disclosure

What it Tells You: Heating costs for prior year. Utilities will provide an estimate of the annual heating cost for the specified unit. Buyer or renter must then acknowledge receipt of this information before making any payment for the property.

How It Is Earned and Verified: Realtors can request this information on behalf of their clients. There are three ways to comply:

- Print and submit - Use City of Chicago form
- Online report - See *MyHomeEQ Report* above
- Online info request
    - People's Gas application

Eligibility: Required for all homes for sale or rent in the City of Chicago

Sample Document: See sample online.

How to Verify Participation: Contact the heating utility provider

- People's Gas (gas heat): Energy Disclosure Customer Care Unit, Phone: 312-240-4480.
- ComEd (electric heat): Central Handling Group, Phone: 1-800-334-7661

Version History: Not applicable

For More Information: http://www.cityofchicago.org/city/en/depts/bacp/supp_info/energy_disclosureapplication.html

Air/Duct Leakage Test

Summary: Certified professionals are able to use diagnostic testing to inform a home owner of how efficient the home is overall, or the duct system specifically.

Air leakage testing may also be called a home energy assessment, home energy audit and may include diagnostics including a blower door test and/or infrared scanning. Tests typically come with a list of home improvement projects (ranked based on highest potential for energy savings based on dollar spent). The seller should be able to confirm which projects on the list were completed, or ask the seller to complete the SREA disclosure (above) for more details.

Duct leakage testing allows the energy inspector to test a home's air system for leaks, much like a plumber tests for water pressure.

Sponsored By: Optional/Not Applicable. Many tests are completed by professionals who have earned credentials from the Buildings Performance Institute and/or are HERS raters. Some home inspectors have also earned these credentials.

Type: Test report

What it Tells You:

- Air Leakage test – Results are typically measured by the number of air changes in the home per hour, as compared to relevant targets. Leakage is commonly tested based on cubic feet per minute (CFM).
- Duct Leakage test - Leakage is commonly tested based on cubic feet per minute (CFM) and compared to relevant targets.

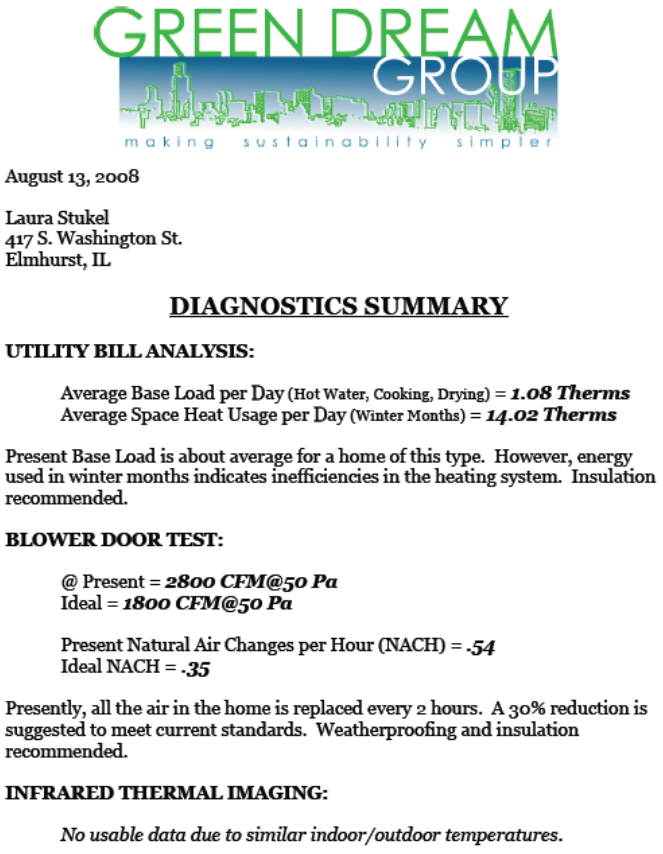
Version History: Not applicable

How It Is Earned and Verified: BPI-certified energy rater or HERS auditor completes the test

Eligibility: Optional rating can be done on any home.

Sample Document: Varies by inspector

How to Verify Participation: RESNET or BPI can verify if the contractor who did testing was certified. To verify test results, contact the professional who completed the test.



GREEN DREAM GROUP
making sustainability simpler

August 13, 2008

Laura Stukel
417 S. Washington St.
Elmhurst, IL

DIAGNOSTICS SUMMARY

UTILITY BILL ANALYSIS:

Average Base Load per Day (Hot Water, Cooking, Drying) = ***1.08 Therms***
Average Space Heat Usage per Day (Winter Months) = ***14.02 Therms***

Present Base Load is about average for a home of this type. However, energy used in winter months indicates inefficiencies in the heating system. Insulation recommended.

BLOWER DOOR TEST:

@ Present = ***2800 CFM@50 Pa***
Ideal = ***1800 CFM@50 Pa***

Present Natural Air Changes per Hour (NACH) = ***.54***
Ideal NACH = ***.35***

Presently, all the air in the home is replaced every 2 hours. A 30% reduction is suggested to meet current standards. Weatherproofing and insulation recommended.

INFRARED THERMAL IMAGING:

No usable data due to similar indoor/outdoor temperatures.

For More Information:

- Air Leakage Testing – DOE Energy Savers
- Duct Leakage Testing – The Energy Conservatory

Combustion Safety Test

Summary: A combustion safety test is an optional, but highly recommended procedure for any home that has implemented significant energy efficiency improvements. The test is typically completed by a contractor who is certified through the Building Performance Institute (BPI) or Residential Energy Services Network (RESNET). Combustion safety testing is typically completed while a blower door test is underway (see air leakage testing above).

Sponsored By: Optional/Not Applicable. Many tests are completed by professionals who have earned credentials from the Buildings Performance Institute and/or are HERS raters. Some home inspectors have also earned these credentials.

Type: Test report

What it Tells You: Confirms that gas-powered mechanicals such as a furnace, dryer, hot water heater or stove will not create dangerous carbon-monoxide situations under tested conditions. These conditions include "worst case" and "natural" settings.

Version History: Optional/Not applicable

How It Is Earned and Verified: BPI-certified energy rater or HERS auditor completes the test

Eligibility: Optional rating can be done on any home

Sample Document: Not available

How to Verify Participation: RESNET or BPI can verify if the contractor who did testing was certified. To verify test results, contact the professional who completed the test.

For More Information: BPI Combustion Safety Testing Standard or RESNET Combustion Safety Testing Standard

Image courtesy of Building Doctors

Walk Score

Summary: The "Street Smart" Walk Score algorithm is based on walking distances from an address to a diverse set of nearby amenities. Certain categories are weighted more heavily than others to reflect destinations associated with more walking trips. In addition, road connectivity metrics such as intersection density and average block length are factored into the score. Walk Score uses a variety of data sources.

Sponsored By: Walk Score

Type: Score

What it Tells You: Walk Score is a number between 0 and 100 that measures the walkability of any address. A Walk Score near 100 means that many errands can be accomplished – downstairs! Walk Score around 80 means many errands can be accomplished with a short walk down the street, and so on. More information on Walk Score point system available on their home page.

Version History: Not applicable

How It Is Earned and Verified: Walk Score provides a data feed directly to ConnectMLS listings hosted by MRED

Eligibility: Not applicable

Sample Document: Sample ConnectMLS screenshot

How to Verify Participation: See www.walkscore.com

For More Information: Contact MRED Help Desk