



SUSTAINABILITY SUMMIT 2023



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 **SUSTAINABILITY
PROGRAM**

Inflation Reduction Act Tax Credits and Rebates

Cynthia Adams, CEO Pearl Certification
September 13, 2023



Agenda

- Introduction
- Inflation Reduction Act Overview
- Tax Credits
- Rebates
- What IRA Means to Real Estate
- Resources

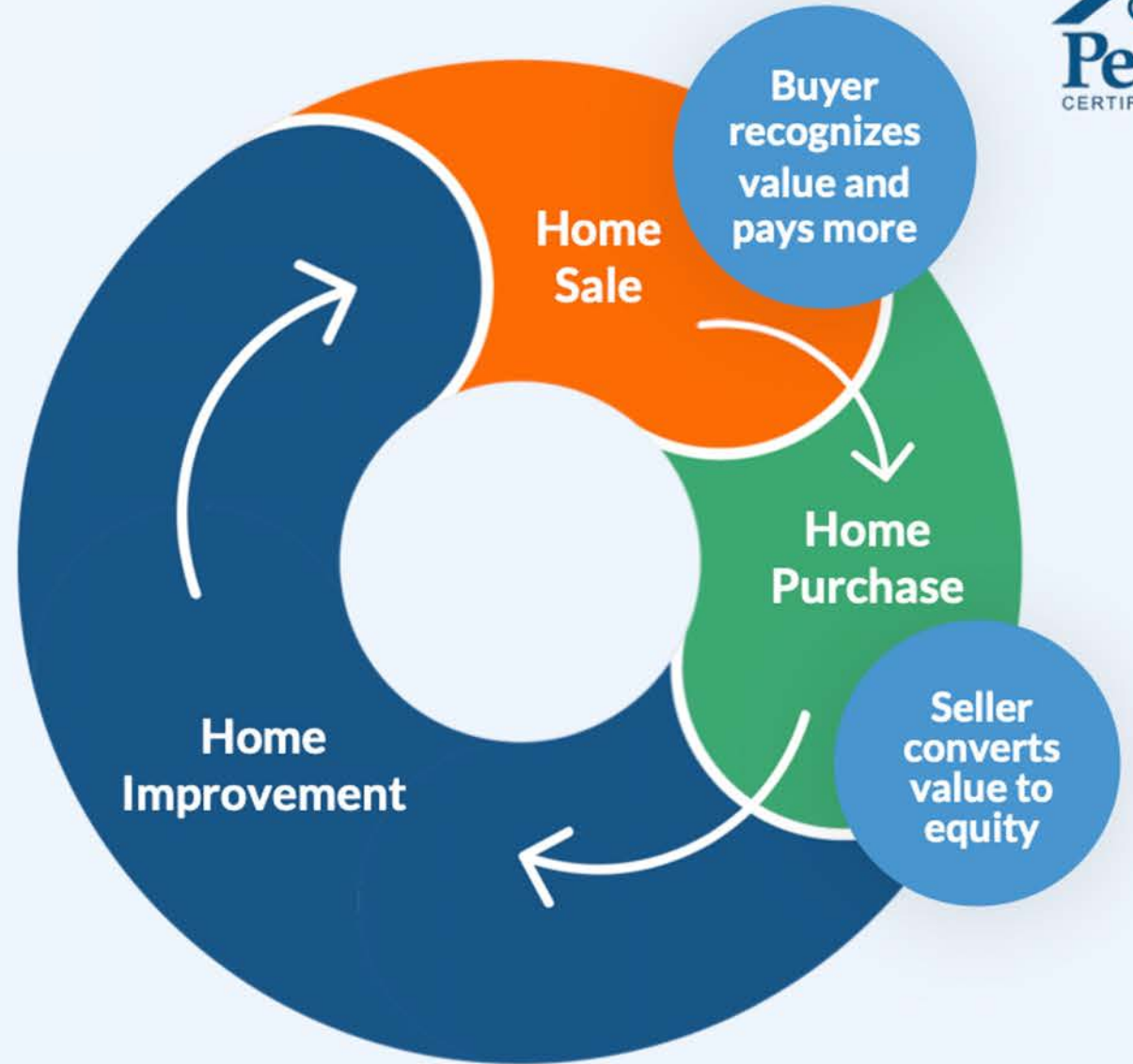


INTRODUCTION

Pearl and the Home Value Cycle



- ✓ Home **BUYER** “sees” high-performing features in Pearl’s Certification Report and marketing materials.
- ✓ Home **SELLER** captures the value of the upgrade in the sale price.
- ✓ **DEMAND** for High-performing homes drives more improvements, completing the cycle.

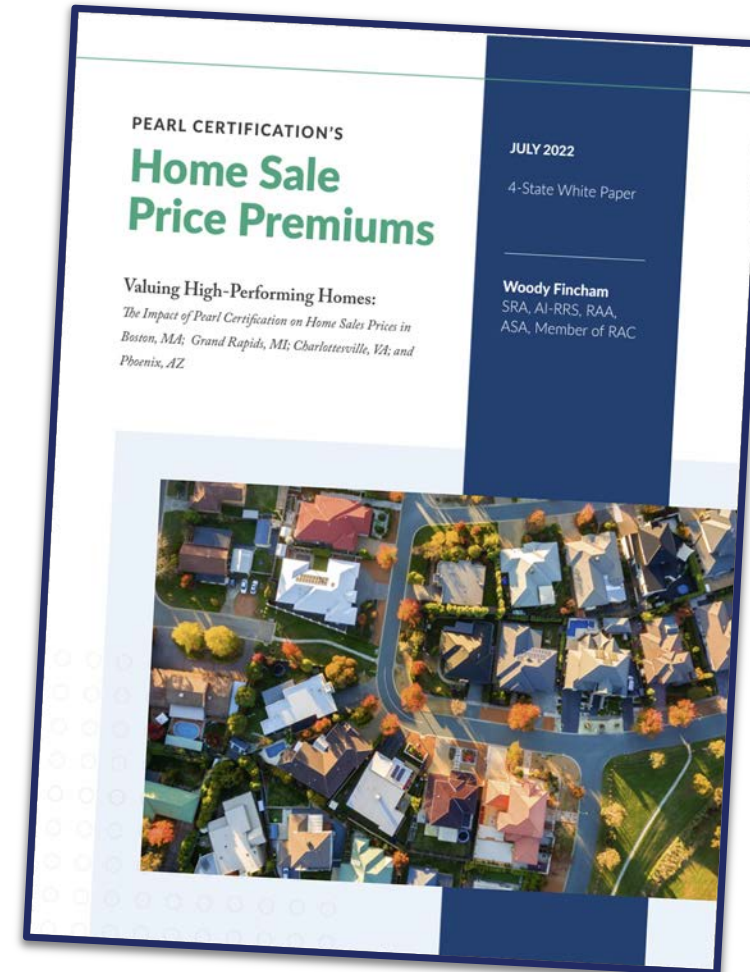


We Help Homeowners Increase Home Equity



Pearl Certified homes sell on average for **5% more***

**Verified by independent appraiser studies in four markets*



Program and Standards Partners



Investor and Program Partner



Program Partner



Data and Program Partner



Licensing Agreement and Policy Partner



Data and Standards Partner



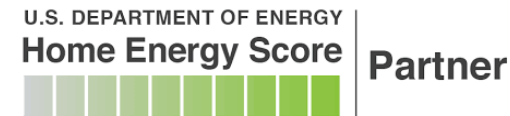
Data and Standards Partner



Standards and Program Partner



Contractor and Standards Partner

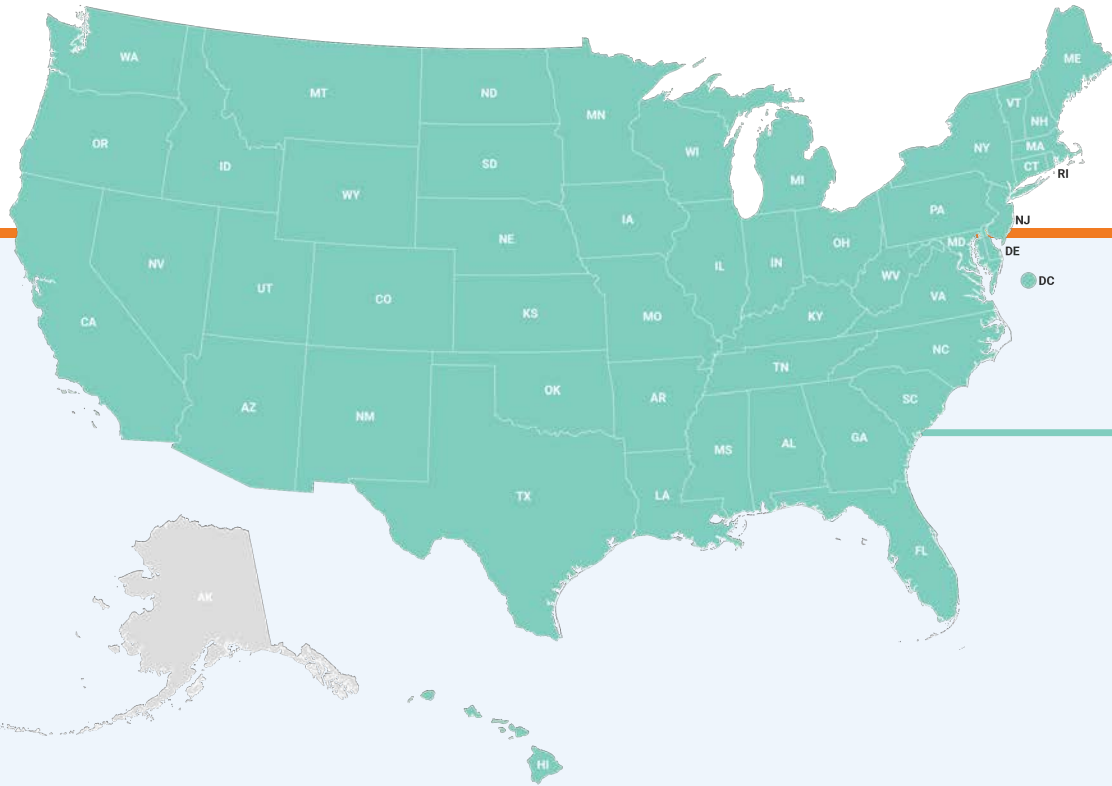


Program Partner



Agent Training Partner

Pearl Home Certification Nationwide



49
states

~170K

\$1B

Active in
49 states

~170K homes
certified

National contractor,
builder, and real estate
agent networks capturing
\$1B in value for high-
performing homes

IRA Overview



The overarching goal of the Home Energy Rebate programs is to accelerate the transition to more affordable, efficient, resilient, and low carbon homes.

US Dept. of Energy estimates 70% of households will qualify for rebate programs...coming soon to a home near you!





OVERVIEW

- Provides tax credits through federal government
- Provides rebates for residential efficient electrification and energy efficiency upgrades through state energy offices
- Rebates are focused on low and moderate income homeowners - 40% of US households eligible as low income

TAX CREDITS

45L New Home Tax Credit

- Homes built to ENERGY STAR standards \$2500
- Homes built to Zero Energy Ready standards \$5000

25C Energy Efficiency Home Improvement Tax Credit

For qualified improvements installed that tax year.

Limits apply: heat pumps have a \$2000 limit; everything else has a combined \$1200 limit; \$3200 is *total* limit for the year.

- Doors (\$250/door \$500), windows and skylights (30% of cost up to \$600); *labor not included*
- Insulation, air sealing (30% of cost up to \$1200); *labor not included*
- Home energy audits (30% of cost up to \$150)
- AC, water heater, furnace, boiler, electrical improvements (30% up to \$600 each)
- Electric or natural gas heat pumps and heat pump water heaters, biomass stoves and boilers

25C Additional Info

- Only existing homes and remodels, not new construction; must be owner occupied
- Doors and windows must be ENERGY STAR
- Insulation R-value must meet IECC code standard for two years prior
- AC, water heater, furnace, heat pumps, heat pump water heaters: meet or exceed CEE standard:
<https://www.ahrinet.org/certification/cee-directory/cee-directory>
- Oil furnaces and hot water boilers: ENERGY STAR
- Electric panels: meet NEC and be 200 amps or more

25C Additional Info

- *Can't* carry the energy efficiency credit forward (unlike renewable energy/solar credits)
- *Can* qualify for the max amount every year in which improvements are made
- Rebates *cannot* apply to same install, but a tax credit for same install *can be* combined with rebate
- Homeowners should make sure they get product literature or other documentation for efficiency rating of your installed system, cost of system, and date installed to submit for the tax credit

Clean Energy Tax Credit

Qualifying installations for up to 30% of the cost (new and existing homes), labor included, no dollar limit, carry forward allowed, owned systems only. Covers:

- Solar electric property (solar panels)
- Roofing shingles that serve as solar collectors
- Solar water heating property (solar water heaters)
- Fuel cell property expenditures (maximum credit of \$500 for each half kilowatt of capacity of the qualified fuel cell property)
- Small wind energy property expenditures (wind turbines)
- Geothermal heat pumps
- Battery storage technology

REBATE PROGRAMS

Rebate Programs Run Until 9/2031

1

Funding meant to be “braided”

State rebates can be combined with tax credits, utility rebates, manufacturer rebates, and some other grant programs.

Electrification and Energy Efficiency rebates may NOT apply to the same installation.

2

States’ grants will be gated

States must have approved application, Implementation Blueprint, Market Transformation Plan, Data/QA plan, AND meet minimum low-income targets to secure tranches of funding.

3

Requires energy modeling

For both bill impacts (Electrification Rebate) and savings threshold requirements (Energy Efficiency Rebate), contractors will have to model projected bills.



- Point of Sale rebate reduces out of pocket costs
- Requires owner be <150% area median income to access
- Covers 100% of cost for households <80%
- Covers up to 50% of cost for 80% - 150% AMI

\$4.5B for Electrification Rebates

Product Rebates		
Upgrade Type	Qualified Product	Rebate Amount Not to Exceed
Appliance	Heat Pump Water Heater	\$1,750
	Heat Pump for Space Heating or Cooling	\$8,000
	Electric Stove, Cooktop, Range, Oven, or Heat Pump Clothes Dryer	\$840
Building Materials	Electric Load Service Center	\$4,000
	Insulation, Air Sealing, and Ventilation	\$1,600
	Electric Wiring	\$2,500
Maximum Rebate		\$14,000

\$4.5B for Electrification Rebates

- No income qualification and no owner-occupant requirement
- Energy modeling tool must be BPI 2400 compliant (utility bill calibration)
- Requires 3rd party certification of project to access rebate

\$4.3B Home Efficiency Rebates

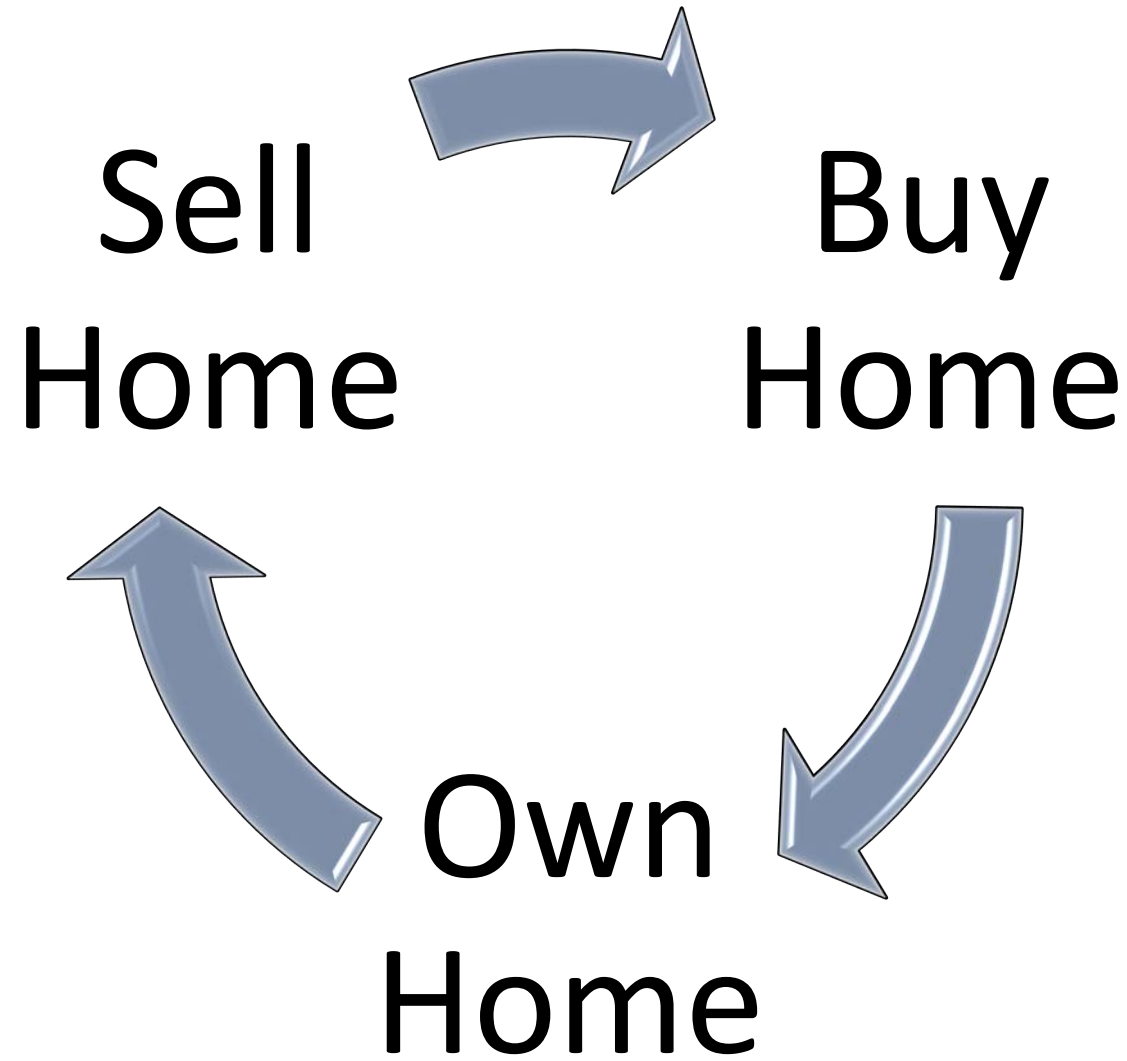
Single-Family		
Modeled Energy Savings	Income Level	Rebate Amount
20%-34%	Less than 80% AMI*	Lesser of \$4,000 or 80% of project cost
	80% AMI and greater	Lesser of \$2,000 or 50% of project cost
35% and greater	Less than 80% AMI*	Lesser of \$8,000 or 80% of project cost
	80% AMI and greater	Lesser of \$4,000 or 50% of project cost

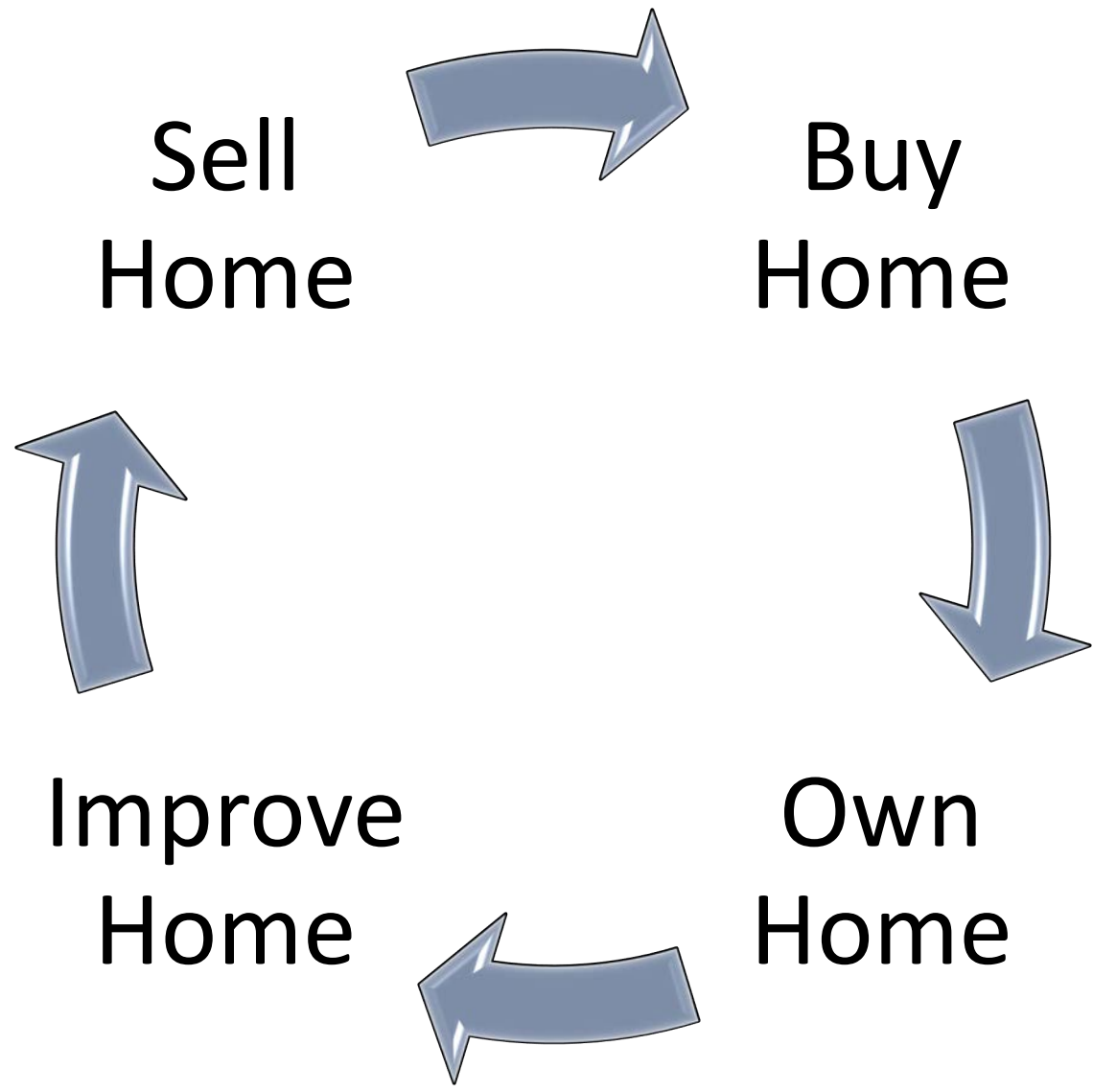
\$4.3B Home Efficiency Rebates

MARKET TRANSFORMATION PLAN

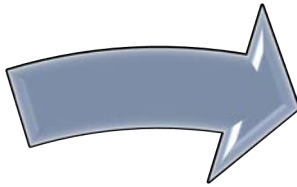
25% of states' Electrification and Energy Efficiency rebate programs funding is tied to an approved "Market Transformation Plan," which must:

Describe how the State program will enable the market to recognize the value of homes that have been upgraded through the Home Energy Rebates, including at time of sale/rental. At a minimum, the plan must include a strategy for aggregating home data from the home assessment and/or home certification and making such data available to real estate stakeholders.

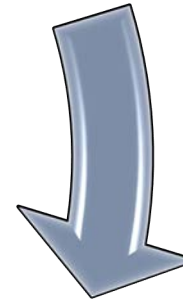




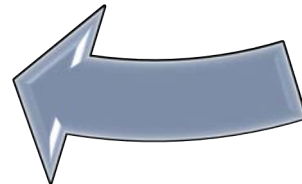
Sell Home
for Even
More



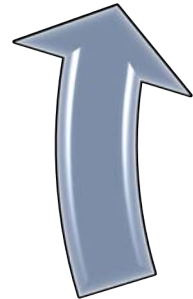
Buy Home

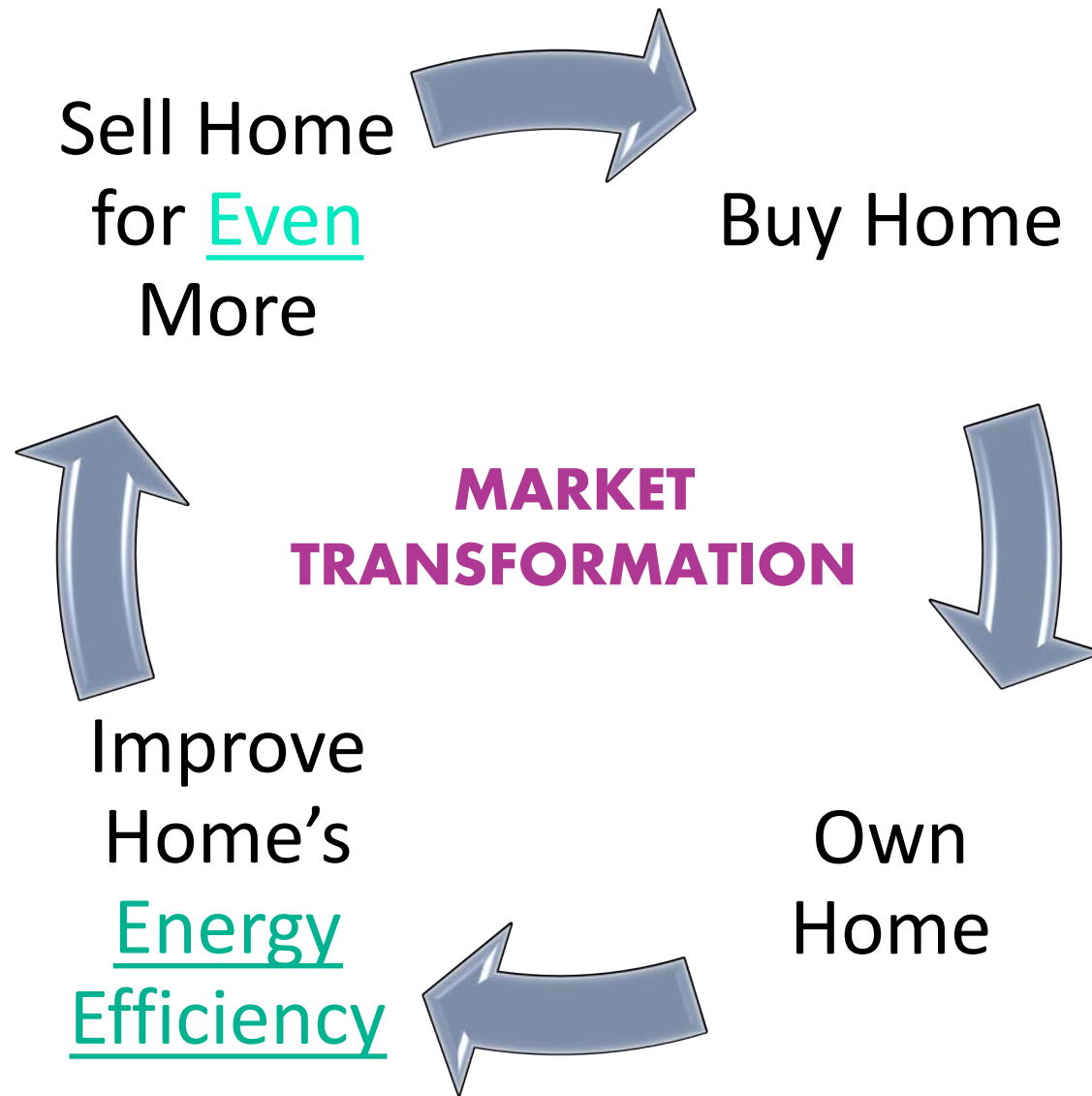


Own
Home



Improve
Home's
Energy
Efficiency





CONSUMERS WANT EFFICIENCY

Looking ahead, here are the top 10 major investment projects homeowners tell ANGLE they intend to pursue in the next five years:

1. Bathroom remodeling, 35.93%
2. **Solar panels, 29.41%**
3. Outdoor work, 26.89%
4. Basement refinishing, 26.43%
5. **HVAC upgrade, 23%**
6. Build home office, 22.77%
7. Build a new addition, 21.85%
8. Add a bathroom, 20.94%
9. Convert garage to gym, 20.48%
10. Other, 5.49%

HOME EQUITY IMPACT*

Rank	Remodeling Project	Job Cost	Value at Sale	Cost Recouped
1	HVAC Electrification Conversion	\$17,747	\$18,366	103.5%
2	Garage Door Replacement	\$4,302	\$4,418	102.7%
3	Manufactured Stone Veneer	\$10,925	\$11,177	102.3%
4	Entry Door Replacement Steel	\$2,214	\$2,235	100.9%
5	Siding Replacement Vinyl	\$16,348	\$15,485	94.7%
6	Siding Replacement Fiber-Cement	\$19,361	\$17,129	88.5%
7	Minor Kitchen Remodel Midrange	\$26,790	\$22,963	85.7%
8	Window Replacement Vinyl	\$20,091	\$13,766	68.5%
9	Bath Remodel Midrange	\$24,606	\$16,413	66.7%
10	Window Replacement Wood	\$24,376	\$14,912	61.2%

*2023 Cost vs. Value Report by Zonda

NOT A TREND - A TRANSFORMATION



Impacts MLS data

Buyer search, Green Fields, marketing



Impacts agent education

Training on: new products and features, programs to assist buyers and sellers



Impacts home valuation

CMAs, appraisals, lending rates, home insurance



WHAT DOES IT MEAN FOR YOU?

- How can you position your knowledge on IRA rebates and tax credits to differentiate?
- What education or training might you need to price and market homes that have these features?
- Can *you* tie benefits like comfort, indoor air quality, affordability of homeownership, sustainability, *and* home equity to energy efficiency and renewable energy features?
- What does this mean for your local association and any relevant initiatives? How the state's Market Transformation plan impact your business?

WHAT DOES IT MEAN FOR YOUR CLIENTS?

- What rebates and/or tax credits might your clients qualify for?
- What type(s) of housing stock exists in your area, and what needs does it have?
- What resources do you have/can you share with clients?

RESOURCES

WEBSITES



- Tax Credits: <https://www.irs.gov/pub/taxpros/fs-2022-40.pdf>
- Rebate programs: <https://www.energy.gov/scep/home-energy-rebate-programs-frequently-asked-questions>
- State allocations: <https://www.energy.gov/articles/biden-harris-administration-announces-state-and-tribe-allocations-home-energy-rebate>
- Area median income calculator: <https://ami-lookup-tool.fanniemae.com/amilookuptool/>
- Weatherization Assistance Program: <https://www.energy.gov/scep/wap/weatherization-assistance-program>
- Consumer information: www.energy.gov/save
- Consumer information on electrification: <https://www.rewiringamerica.org/IRAGuide>
- Consumer information on rebates, tax credits, and creating a home investment plan: greendoor.app

PEARL IS YOUR PARTNER

REACH
NATIONAL ASSOCIATION OF REALTORS®



Provide MLS's data through API

Populate listings with feature level data,
potential revenue share for certified listings



Agent network and training

Online resources, webinars, free consumer
app "Green Door" for custom rebate and
upgrade information

 NATIONAL
ASSOCIATION of
REALTORS®
Official Designation



Certification and Equity Calculators

Report includes completed Appraisal
Addendum and discounted cash flow for
efficiency and solar

 NAR SUSTAINABILITY
PROGRAM



HOME CERTIFICATION PACKAGE



555 1st Ave.
Phoenix, AZ 85005

Silver Home
Certificate No. DH-000000



Pearl Home Certification Report



PARKER & SONS
Contractor
Parker and Sons

Homeowner
John Adams

 12 Pilgrim Rd.
Dennis, MA 02638-1210

Certified on January 12, 2023
Pearl Platinum Certificate | Pearl Score: 1102

Special Performance Features of This Home



Air Sealing :
Top 1% of MA homes

This home's air tightness has been tested using special diagnostic equipment. The home's air tightness meets many modern energy codes and as a result will be more comfortable and less drafty. A well-sealed home will also help manage humidity, prevent dust, and limit entry points for insects.



Windows :
High efficiency rating

Double-pane, argon-filled low-E windows like the ones in this home are better insulated and better at stopping heat transfer than regular single- or double-pane windows. Low-E windows have a special coating that protects fabrics from the fading effects of UV light, while keeping the home warmer in winter and cooler in summer.



Heat Pump :
Top 1% of electric-heated homes

This home's heat pump is one of the most energy efficient sold. Its year round energy savings will be significant compared to most homes' heating and cooling equipment.



Forced Air Ducts :
In conditioned space, air sealed

This home's ducts are well-insulated and duct tightness exceeds industry minimum standards, preventing loss of conditioned air to your home's individual rooms. Well sealed and insulated ducts are one critical component to maintain even temperatures throughout your home.




Heat Pump Water Heater :
Top 1% of MA homes

This home has a highly efficient heat pump water heater, offering significant savings. ENERGY STAR certified heat pump water heaters can save a household of 4 approximately \$330 per year on its electric bills compared to a standard electric water heater and over \$3,500 over the lifetime of the unit.



Cooking Appliance :
Better indoor air and energy savings


This home has an electric induction cooktop that provides the responsiveness of gas without the associated risks to indoor air quality. Induction is not only more energy efficient than gas or traditional electric cooktops, it reduces the risks of burns and other safety concerns.

 101 W Main St.
Charlottesville, VA 22902-5031

Certified on July 21, 2021
Pearl Silver Certificate | Pearl Score: 752


HOME ASSET DETAILS

Heating and Cooling



Platinum Level: 292
This Home: 297
Average Home: 180

Heat Pump



Type	Mini-split Heat Pump
HSPF	8.9
SEER	18
Outdoor Unit Manufacturer	Great Heat Pump Mfg
Outdoor Unit Model Number	25XHP18AOL
Indoor Unit Manufacturer	Great Heat Pump Mfg
Indoor Unit Model Number	CCC25XHP18AAX
Compressor	Variable-speed

APPRAISAL SUPPORT



<p>Form 820.05*</p>	Client File #:	Appraisal File #:																		
	Residential Green and Energy Efficient Addendum Client: Alan Machuga Subject Property: 12 Pilgrim Rd City: Dennis State: Massachusetts Zip: 02638-1210																			
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																				
<p>The appraiser hereby certifies that the information provided within this addendum:</p> <ul style="list-style-type: none"> Has been considered in the appraiser's development of the appraisal of the subject property only for the client and intended users 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 users 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. <p>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.</p> <p>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.</p> <p>THIRD-PARTY VERIFICATIONS (See types defined in glossary).</p> <p>The following verified items are considered within the appraisal analysis of the subject property:</p> <table border="1"> <tr> <td rowspan="4"> Green Certification Certifications attest that the home meets certain minimum thresholds. </td> <td>Environmental Protection Agency (EPA):</td> <td><input type="checkbox"/> Indoor airPLUS <input type="checkbox"/> WaterSense <input type="checkbox"/> ENERGY STAR</td> </tr> <tr> <td>Energy Department (DOE):</td> <td><input type="checkbox"/> Zero Energy Ready Home (ZERH)</td> </tr> <tr> <td>Home Innovation Research Labs (HIRL):</td> <td>Home Remodel: <input type="checkbox"/> Bronze <input type="checkbox"/> Silver <input type="checkbox"/> Gold <input type="checkbox"/> Emerald</td> </tr> <tr> <td>Living Building Challenge (LBC):</td> <td><input type="checkbox"/> Living Building Certified <input type="checkbox"/> Petal Certification</td> </tr> <tr> <td>Pasiphaus Standard:</td> <td><input type="checkbox"/> PH Low Energy <input type="checkbox"/> EnerPhit <input type="checkbox"/> Passive House</td> </tr> <tr> <td>Pasiphaus Institute US:</td> <td><input type="checkbox"/> PHUS+ 2015</td> </tr> <tr> <td>USGBC LEED:</td> <td><input type="checkbox"/> Certified <input type="checkbox"/> Silver <input type="checkbox"/> Gold <input type="checkbox"/> Platinum</td> </tr> </table> <p>Other: Pearl Certification</p> <table border="1"> <tr> <td>Date Verified: 01/12/2023</td> <td>Certificate of Efficiency Improvements Version: Organization URL: www.pearlcertification.com</td> <td>ABOVE VALID ONLY IF CHECKED: <input type="checkbox"/> Verification reviewed on site <input checked="" type="checkbox"/> Verification attached to this report</td> </tr> </table>			Green Certification Certifications attest that the home meets certain minimum thresholds.	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Energy Label Labels disclose the state of the home's energy assets.	RESNET'S HERS Rating (0 to 150): -2 <input type="checkbox"/> Sampling Rating <input checked="" type="checkbox"/> Projected Rating <input checked="" type="checkbox"/> Confirmed Rating	DOE's Home Energy Score Score (1 to 10): <input type="checkbox"/> Official Score <input type="checkbox"/> Unofficial Score																		
Other Energy Score: Pearl Score Range (0 to 1200): 1102	Score or Rating Organization URL: <input checked="" type="checkbox"/> www.pearlcertification.com <input type="checkbox"/> www.homes.com <input type="checkbox"/> www.pearlcertification.com	Date Verified: 01/12/2023																		

EFFICIENCY FEATURES (Water, Energy, and Environmental. See types defined in glossary). The following items are considered within the appraisal analysis of the subject property:			
Insulation	<input type="checkbox"/> Fiberglass Blow-in <input checked="" type="checkbox"/> Foam Insulation <input type="checkbox"/> Cellulose <input checked="" type="checkbox"/> Fiberglass Batt Insulation <input checked="" type="checkbox"/> R-Value Wall R-23 Ceiling R-46 <input checked="" type="checkbox"/> Other R-23 Conditioned basement		
Building Envelope	Envelope Tightness: 1.5 Unit: <input type="checkbox"/> CFM25 <input type="checkbox"/> CFM50 <input checked="" type="checkbox"/> ACH50 <input type="checkbox"/> ACH natural Instructions: Insert the rating as a number that could be 0.5 to 7ACH50 or higher. The lower the number, the more air tight the envelope. Building Codes for area show maximum Envelope Tightness allowed based on the climate zone. Not all areas have adopted a building code. http://hcap-energy.org/		
Windows	<input checked="" type="checkbox"/> ENERGY STAR® <input checked="" type="checkbox"/> Low E <input type="checkbox"/> High Impact <input type="checkbox"/> Storm	<input checked="" type="checkbox"/> Double Pane <input type="checkbox"/> Triple Pane <input type="checkbox"/> Tinted <input type="checkbox"/> Solar Shades	
Day Lighting	<input type="checkbox"/> # of Skylights:	<input type="checkbox"/> # of Solar Tubes:	<input type="checkbox"/> Other (Describe): % of lighting LEDs: 100
ENERGY STAR® Appliances	ENERGY STAR®: <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other Both Washer and Dryer are ENERGY STAR Energy Source: <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Other (Describe): Note: ENERGY STAR® appliances do not result in an ENERGY STAR® home.		
Water Heater	<input checked="" type="checkbox"/> ENERGY STAR® Size: 55 gallons <input type="checkbox"/> Tankless	<input type="checkbox"/> Solar (next page) <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Coil	
HVAC & Related Equipment	<input type="checkbox"/> High Efficiency HVAC SEER Efficiency Rating %	<input checked="" type="checkbox"/> Heat Pump Efficiency Rating: COP: HSPF: 9.5 SEER: 19.0 EER:	Thermostat/Controllers? Programmable Thermostat? Auxiliary Heat Source?
comments area:	*Annual Fuel-Utilization Efficiency:	SEER: 19.5 EER:	Geothermal? Electric Vehicle Ready? (car charger)
Indoor Environmental Quality	<input checked="" type="checkbox"/> Energy (ERV) or Heat Recovery Ventilator (HRV) <input checked="" type="checkbox"/> Other Measured Whole-House Ventilation Device (See glossary) <input type="checkbox"/> Humidity Monitoring Device installed		<input type="checkbox"/> Non Toxic Pest Control <input type="checkbox"/> Radon System: <input type="checkbox"/> Active <input type="checkbox"/> Passive
Water Efficiency	<input type="checkbox"/> Reclaimed Water System (Describe): <input type="checkbox"/> Greywater reuse system <input type="checkbox"/> Water Saving Fixtures		<input type="checkbox"/> Rain Barrels Used in Irrigation <input type="checkbox"/> Cistern size: gallons <input type="checkbox"/> Location of cistern:
Utility Costs	Annual Utility Cost: \$/year, based on: to (full year) Includes (check all that apply): <input type="checkbox"/> Electric <input type="checkbox"/> Heating <input type="checkbox"/> Water <input type="checkbox"/> Other:		# Of Occupants:
Comments	The following property has a number of high-performing features as detailed in the Pearl Certification report. According to a 2017 study by Remodeling magazine, air sealing and attic insulation has the highest value-to-cost ratio of any home improvement and was the only improvement to have a ratio higher than 1.0 (i.e., the added value exceeds the cost of the improvement).		

Pearl Certification Engagement Guide

Congratulations on having your home's high-performing features certified! This Certification Package includes the documentation necessary to capture the value of those investments. To find out how you, your agent, and your appraiser can leverage Pearl's Certification Package, follow the guide below.

HOMEOWNERS

This Certification Report captures high-performing features known to Pearl to provide an accurate record for future appraisal. If your home has additional features not captured in this report (e.g., ENERGY STAR appliances), please visit your Green Door account to update your home and request an updated Certification Package.

Important: scan or click the QR code to learn the correct process for using your Certification Package when selling or refinancing your home.

REAL ESTATE PROS

Pearl Certification is a game changer for home value as it helps to maximize a home's marketability in order to get top dollar at the time of sale.

Ask your real estate agent to scan or click the QR code so they can use your customized marketing resources when listing your high-performing home. Studies show that homes marketed correctly with Pearl sell faster and for more money.

CONTRACTORS

Pearl contractors represent the top firms nationwide. They are vetted by Pearl for quality service and trained on how to properly document a home's high-performing features to increase its market value. For more information on the qualifications of your Pearl Contractor, scan or click the QR code.

APPRAISERS

This Pearl Certification Package provides the investment grade documentation necessary to accurately value the high-performing features of this home.

Ask your appraiser to scan or click the QR code, so they can accurately take your home's features into consideration when forming their opinion of value. This information will be included in the Form 1004 Improvements section in the Additional Features field.

HVAC & Related Equipment Describe in comments area.	<input type="checkbox"/> High Efficiency HVAC SEER Efficiency Rating % AFUE* % *Annual Fuel-Utilization Efficiency	<input checked="" type="checkbox"/> Heat Pump Efficiency Rating: COP: HSPF: 9.5 SEER: 19.0 EER:	Thermostat/Controllers? Programmable Thermostat? Auxiliary Heat Source? Radiant Floor Heat? Geothermal? Electric Vehicle Ready? (car charger)
			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No



RESO GREEN FIELDS REPORT + MARKETING PACKAGE



Pearl 9960 NW Windover Ln, Kansas City, MO 64153-2806 Certified on February 03, 2023 Pearl Gold Certificate | Pearl Score: 982

Air Sealing: Top 3% of MO homes

Sooo many benefits with a well-sealed home: from a comfort perspective it's less drafty and has greater humidity control. Bonus: less dust and insects!

All homes should be air sealed to increase comfort, minimize air leakage and enhance the effectiveness of the insulation. This home's performance for air sealing is exceptionally high.

Air sealing typically includes using spray foam on the rim joists, areas where plumbing and electrical penetrations come through walls, around windows/doors, and other areas of the home.

Pearl 9960 NW Windover Ln, Kansas City, MO 64153-2806 Certified on February 03, 2023 Pearl Gold Certificate | Pearl Score: 982

Filters: Hospital-grade

The filter for this home's filter cleans the air of mold, mildew, pet dander, pollen, and other particles that can impact allergies or asthma.

The American Lung Association has found that indoor air can be very polluted compared to the outside. This home's special air filter attracts and captures airborne particles and allergens, making for a better indoor environment.

These filters are likely to be nearly as effective as true HEPA (hospital grade) filters at controlling most airborne indoor particles.

Pearl 9960 NW Windover Ln, Kansas City, MO 64153-2806 Certified on February 03, 2023 Pearl Gold Certificate | Pearl Score: 982

Thermostat: Smart home feature

Save money and enjoy the convenience of wifi-enabled heating and cooling control with this high-quality thermostat.

This home's thermostat gives the owner broad control over the home's heating and cooling systems, helping to keep the home at the right temperature and save money.

Plus with real-time control via a phone app, you can adjust the temperature settings no matter where you are - at the office, away on vacation, etc.

Pearl 12379 Bevan Dr, Arlington, TN 38002-4889 Certified on September 23, 2022 Pearl Gold Certificate | Pearl Score: 891

Learn more about this Pearl Certified home's benefits: read the free report at www.pearlcertification.com/registry.

Pearl Certification is a national firm that provides third-party certification of **high-performing homes**: homes with "performance assets" that make them **healthy, safe, comfortable, energy and water efficient**. Pearl is an ENERGY STAR Partner.

This Pearl Gold home has verified high-performing assets for a number of features that enhance the quality of life for its owners. Pearl Certified: it's what value *feels* like.

What You Need to Know

This home has many high-performing features, including its heat pump, forced air ducts, attic insulation, attic hatch and filters.

This home will be healthier, more comfortable, cleaner and quieter, and cost less to operate, than most Tennessee homes.

Gold Certified: Special Performance Features of this High-Performing Home

U.S. Homes Eligible for Pearl Certification Levels

Heat Pump: Top 2% of electric-heated homes	Forced Air Ducts: Ducts very well-insulated	Attic Insulation: Top 5% of TN homes
Attic Hatch: Very Well-insulated	Filters: Hospital-grade	Room Ventilation: Lower indoor humidity
Water Filtration System: Cleaner Water	Air Sealing: Top 16% of TN homes	LED Lighting: Very efficient lighting

Pearl CERTIFICATION

Social Media Posts: 12379 Bevan Dr, Arlington, Tennessee

HEAT PUMP

12379 Bevan Dr, Arlington, TN 38002-4889 just hit the market, and one of the stand-out features is the high-efficiency heating and cooling system. When you consider that this accounts for almost half of a home's energy bills, this heat pump system is a huge value-add for any buyer. It's what helped the home earn Pearl Gold Certification and is one of many features that make this property worth a look. [Link to listing]

Pearl CERTIFIED

12379 Bevan Dr, Arlington, TN 38002-4889

Verified MLS Green Fields Listing Sheet (RESO Green Fields Report)

This property's home performance features map to the MLS fields below. Please see accompanying Pearl Home Certification Report for documentation of the features' technical specifications.

Green Marketing Group

- Attic/Crawl Hatchway(s) Insulated
- Insulation
- Electric Water Heater
- Lighting
- Humidity Control
- Humidity Control (Heating)
- Carbon Monoxide Detector(s)
- HVAC
- Forced Air

HOMEOWNER APP: GREEN DOOR



Create a Home Investment Plan based on your goals.

Drag and drop the list below in order of importance to you.

- Enhancing indoor air quality
- Lowering energy bills
- Lowering carbon footprint
- Prioritizing home improvements
- Addressing comfort issues
- Increasing my home's Pearl score

Recommended

Medium

Improve Attic Insulation

Attic insulation is one of the most important assets in your home, keeping you warm in the winter and cool in the...

Next

Mark Complete

Easily update your home's profile...

Does this cooling system supply all of your home's cooling needs?

Yes No

NAMPLATE

CINEMATIC VIDEO PHOTO PORTRAIT PANO

Save big with valuable rebates and tax credits.

Available Rebates

Find rebates for home investments.

Enter a home address

Furnace

Rebate Amount **\$350**

Program **Atmos Energy - TX**

Eligible Dates **Jul 1, 2022 - Jun 30, 2023**

More Details

Assets Plans Docs Pros

Add maintenance reminders to keep your home in top shape.

Maintenance Tasks **Add a task**

Upcoming Past due Completed

My Tasks Contractor Tasks All Tasks

January 2023

Upcoming: Jan 26, 2023

Change Air Filter

Switching out your current air filter for a MERV 10 or better filter will increase your comfort and improve your indoor air quality. A new filter keeps...

Task created by: **Main Street Home Solutions**

Contractor's Website **202-555-0107**

Mark Complete

Assets Plans Docs Pros

THANK YOU

cynthia@pearlcertification.com

