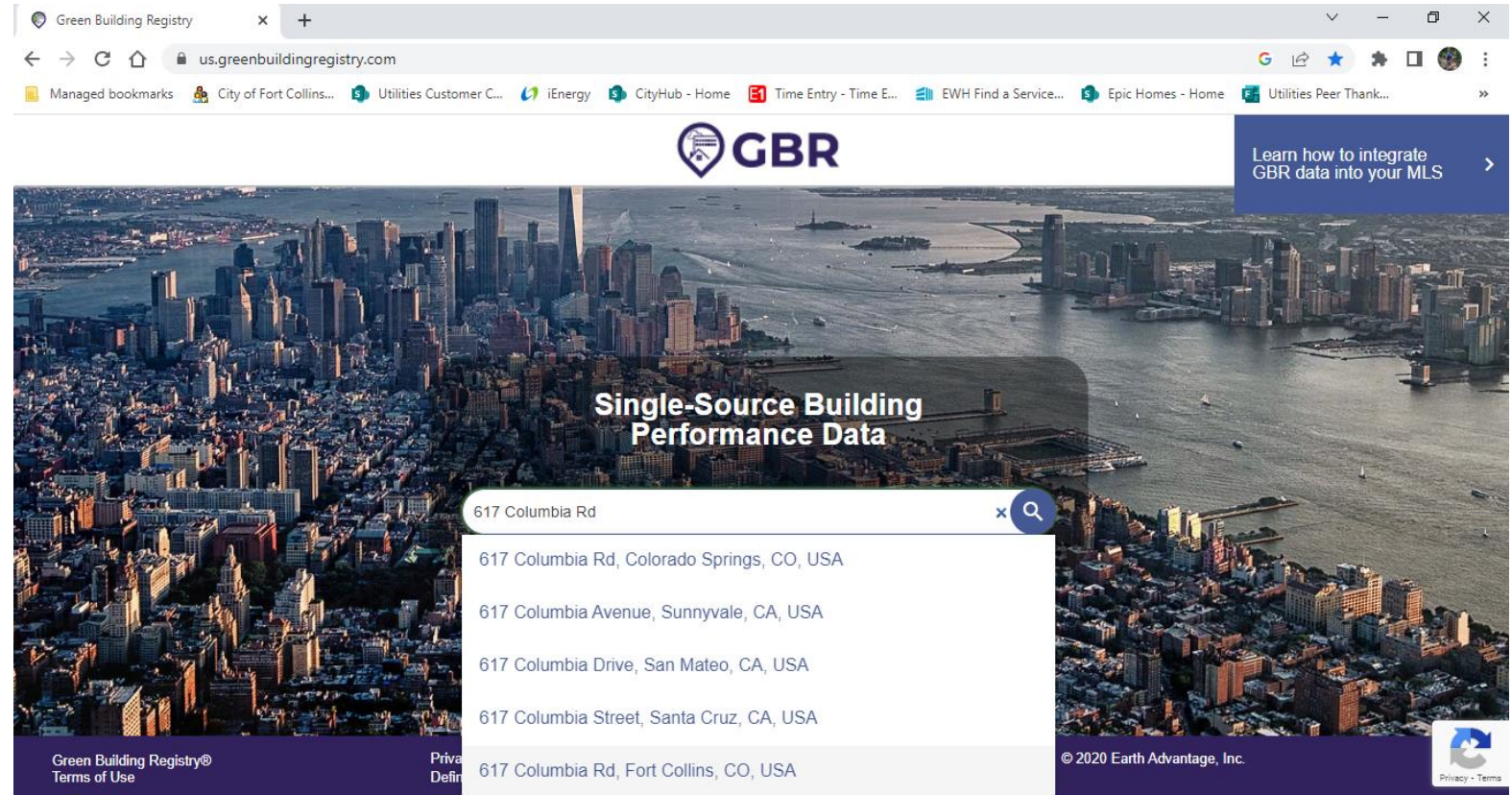




A Real Estate Professional's Guide to Promoting the Epic Certificate







- Download Epic Certificate
 - Click on [link](#)
- Search Address



us.greenbuildingregistry.com


- Right click
“Download
Report Button”
and choose
“Copy Link
Address”

617 Columbia Rd, Fort Collins, CO, U:  


[Back to search](#) [View map](#)  [Search nearby](#) 

617 Columbia Rd
Fort Collins, CO, 80525
Residential

1876 Sq. Ft. 1993 Year built

[About this home's data](#) [Print this page](#) 

Building Certifications

[Show details](#) 


U.S. DEPARTMENT OF ENERGY
Home Energy Score 6

more energy use 0 10 less energy use

Clicking the button will open the report in a new tab or window.
Right-click if you would like to copy the URL for the report.

[DOWNLOAD REPORT](#)

Estimated Annual Energy Costs of this Home



\$1,697
Calculation based on Home Energy Score data

\$1,300
Typical cost based on size, age, and location

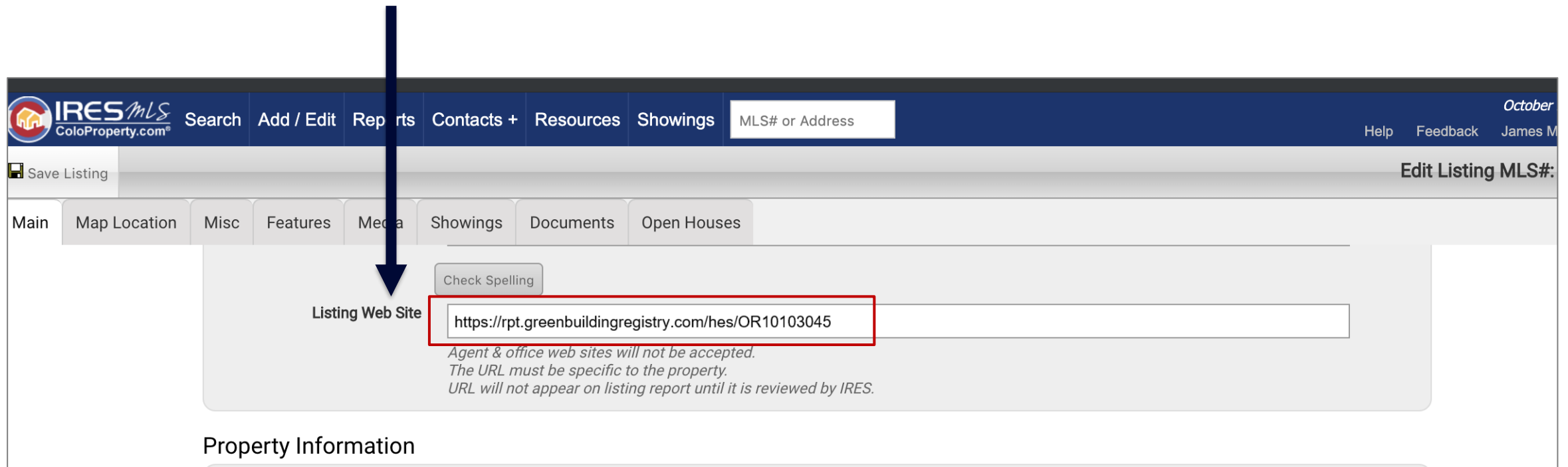
Appraisal Addendum

[DOWNLOAD ADDENDUM](#)

im/hes/CO10126556.pdf

List the Epic Certificate on IRES

- Paste the link into IRES



The screenshot shows the IRES MLS interface. At the top, there is a navigation bar with the IRES MLS logo, a search bar, and various menu items: Search, Add / Edit, Reports, Contacts +, Resources, Showings, and a search input field labeled 'MLS# or Address'. On the right side of the navigation bar, there are links for Help, Feedback, and a user profile for James M. Below the navigation bar, there is a 'Save Listing' button and an 'Edit Listing MLS#:' field. The main content area has a tabbed interface with tabs for Main, Map Location, Misc, Features, Media, Showings, Documents, and Open Houses. The 'Main' tab is selected. In the 'Main' tab, there is a 'Listing Web Site' field. A red box highlights the URL 'https://rpt.greenbuildingregistry.com/hes/OR10103045' entered in this field. A blue arrow points from the text 'Paste the link into IRES' to this field. Below the field, there is a 'Check Spelling' button and a warning message: 'Agent & office web sites will not be accepted. The URL must be specific to the property. URL will not appear on listing report until it is reviewed by IRES.' Below the 'Listing Web Site' field, there is a section titled 'Property Information'.


Listing Web Site

<https://rpt.greenbuildingregistry.com/hes/OR10103045>

Agent & office web sites will not be accepted.
The URL must be specific to the property.
URL will not appear on listing report until it is reviewed by IRES.

Property Information

- Select ‘HES Rating’ & upload Epic Certificate



Search

Add / Edit

Reports

Contacts +

Resources

Showings

MLS# or Address

October

HelpFeedbackJames M

Save Listing

Edit Listing MLS#:

Main

Map Location

Misc

Features

Media

Showings

Documents

Open Houses

Energy/Green Information

Supporting documents such as certifications from programs completed are REQUIRED if a certification is checked. Upload supporting documents on the Documents tab.

For field definitions, click the Help link (top, right).

Certifications

☐ HERS Rating *
* Must be RESNET and/or DOE approved

☐ HES Rating *
* Must be DOE approved

☐ ENERGY STAR® Qualified New Home

☐ LEED for Homes

☐ NAHB/NGBS-ICC 700

Features

☐ Solar PV (Specify if Owned or Leased in the Energy Features group on the Features Screen)

☐ Solar Thermal

☐ Green Disclosure (Energy) Uploaded? [Download Green Disclosure](#)


City of
Fort Collins

4

- Select 'Energy Audit' and upload Epic Certificate + other supporting documentation

The screenshot shows the IRES MLS ColoProperty.com interface. The top navigation bar includes 'Search', 'Add / Edit', and 'Reports'. Below this, there are tabs for 'Main', 'Map Location', 'Misc', 'Features', and 'Media'. The 'Features' tab is selected, and a dropdown menu is open, listing various document types. The 'HES Certification' option is highlighted with a red box. To the left of the dropdown, there is a 'Save Listing' button and a 'Upload Document' section. The 'Upload Document' section has a yellow banner that says 'Each document must be uploaded'. Below this, there is a 'PDF Document Upload' section with a '20 Documents Max' limit. The 'Upload Document' section has a table with columns for 'File*', 'Description*', and 'Display on Internet*'. The 'Display on Internet*' column has a sub-label 'MySite and Listing Links'. Below the table, there is a 'Uploaded Documents' section with a table that has a 'File Name' column. The dropdown menu lists the following document types: ENERGY STAR® Certification, Floor Plans (Copyright Permission Form Required), Foreclosure Property Addendum, Fort Collins Disclosure Regarding Occupancy Limits, Green Features Addendum, HERS Certification, HES Certification (highlighted), HOA Documents, Home Inspection Report (Copyright Permission Form Required), Home Warranty, ILC-Improvement Location Certificate (Copyright Permission Form Required), Inventory List, Lead-Based Paint Disclosure (Sales), LEED Certification, Mold Disclosure, NAHB/NGBS-ICC 700 Certification, New Construction Information, Permanently Affordable Housing Application, Protect Your Family From Lead In Your Home EPA Brochure, Radon Report, Relocation Company Addendum, Rental Housing License (City of Boulder), Seller's Property Disclosure (All Types of Property), Septic Report/Permit, Sewer Line Inspection, Short Sale Addendum/Disclosure, SmartRegs Compliance (City of Boulder), Source of Water Addendum, and Square Footage Disclosure.

- Highlight in 'Remarks'

 IRES MLS
ColoProperty.com®

SearchAdd / EditReportsContacts +ResourcesShowings

MLS# or Address

October

HelpFeedbackJames M

Save Listing

Edit Listing MLS#:

MainMap LocationMiscFeaturesMediaShowingsDocumentsOpen Houses

Remarks

Listing Comments

Description will display on reports, MySite, all other public websites, and ColoProperty.com®.

This move-in ready home, located in a revitalized neighborhood, had a total makeover in 2002. Not just some paint and new carpet but the real deal: Additional feet added to kitchen and back bedroom, new roof/siding/vinyl windows/electrical/plumbing/gas furnace & water heater/insulation, and more. All permitted. Epic Certificate lists all energy improvements with a great home energy score of 8. A walk score of 87 and bike score of 98 makes getting around easy. Come take a look.

Limited to 500 characters 237

Check Spelling


Broker Remarks

Include private information for other brokers only. For instance, commission information, bonuses, etc. will display in IRESis and on printed agent version reports only.

Limited to 500 characters 354

Check Spelling

- Select 'Energy Rated' and other energy efficiency features


IRES MLS
 ColoProperty.com®

[Search](#)
[Add / Edit](#)
[Reports](#)
[Contacts +](#)
[Resources](#)
[Showings](#)

October .
[Help](#)
[Feedback](#)
 James M

Save Listing

Edit Listing MLS#:

[Main](#)
[Map Location](#)
[Misc](#)
[Features](#)
[Media](#)
[Showings](#)
[Documents](#)
[Open Houses](#)

Cooling

- 1 Central Air Conditioning
- 2 Room Air Conditioner
- 3 Evaporative Cooler
- 4 Ceiling Fan
- 5 Attic Fan
- 6 Whole House Fan

Energy Features

- 11 Attached Greenhouse
- 12 High Efficiency Furnace
- 13 Energy Survey Complete
- 14 Demand Control Limiter
- 15 Set Back Thermostat
- 17 Energy Rated
- 18 Solar PV Leased
- 19 Solar PV Owned

Inclusions

- 1 No Inclusions
- 2 Window Coverings
- 3 Electric Range/Oven
- 4 Gas Range/Oven
- 5 Down-draft Range
- 6 Self-Cleaning Oven
- 7 Continuous-cleaning Oven
- 8 Double Oven

Design Features

- 1 Eat-in Kitchen
- 2 Separate Dining Room
- 3 Cathedral/Vaulted Ceilings
- 4 Open Floor Plan
- 5 Workshop
- 6 Pantry
- 7 Wood Windows
- 8 Bay or Bow Window

Extra Credit: Add/attach Epic Certificate to back of Green Disclosure and upload to IRES

**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 ☐ Improved Insulation ☐ ICF ☐ Straw Bale ☐ Material Efficient Framing ☐ Earthen Build/Rammed Earth

3. Heating, Cooling and Ventilation (check box for each type): ☐ Ground Source Heat Pump ☐ Tankless/On Demand Water Heater ☐ High Efficiency Furnace/Boiler (eg. >= 90% AFUE) ☐ High Efficiency Water Heater (eg. >= 90%, or EF = >= 0.92 for gas) ☐ Whole House Fan ☐ Ceiling Fans ☐ Evaporative Cooling ☐ High SEER A/C ☐ Insulation Air Sealing Upgrades Completed ☐ Home Orientation (South Facing Overhangs) ☐ SEER Rating: _____

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

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

6. Sustainable Materials: ☐ FSC Certified Lumber ☐ FSC Certified Cabinets ☐ Recycled Content ☐ Reclaimed Flooring ☐ Sustainable Flooring ☐ Regionally Harvested

7. Energy Features: ☐ ENERGY STAR/Low E Windows (documentation required) ☐ Orientation/Passive Solar Design ☐ ENERGY STAR Rated Roof (documentation required) ☐ Automated Lighting Controls ☐ High Efficiency Lighting ☐ Programmable Thermostat

GD31-9-12. ENERGY/GREEN FEATURES ADDENDUM Page 1 of 4





Future Opportunities

- New **searchable field to** be added for Epic Certificate
- One-click process for **automatically populating** Epic Certificate into listings (easy, consistent, verified)

To promote Epic Certificates, the home seller, builder or Realtor should communicate with the lender and appraiser:

1. Inform of energy efficient features and special property
2. Request a 'competent' valuation of sustainable buildings appraiser:
 - Appraisal Institute's Valuation of Sustainable Buildings: Residential
3. Provide Epic Certificate and any additional supporting info to the appraiser.



THANK YOU!

For Questions or Comments, Please Contact:

Epic Homes

epichomes@fcgov.com

