

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: 10.24.2025

Property Address: 1030 S York St, Denver, CO 80209

Seller: Eleanor Laros

Property Address: 1030 S York St, Denver, CO 80209

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 SEER Rating: _____	☐ Insulation Air Sealing Upgrades Completed
	☐ Home Orientation (South Facing Overhangs)

4. Water Efficient Features:

☒ Low Flow Toilets	☐ Low Flow Fixtures/Shower Heads
☐ Low Water sod	☐ Hot Water Recirculation Pump/Structured Plumbing
☐ Xeriscaping	☐ Greywater System
☐ WaterSense by ENERGY STAR	

5. Indoor Air Quality:

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

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

☒

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☐ Clothes Washer

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

Date _____

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 documentation 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.
5. 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.
6. Buyer hereby receipts for a copy of this Disclosure.

Date _____

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 photo sensor to whole-house programmable controls 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 materials of earth, chalk, lime & gravel.
ENERGYSTAR® / Low E Windows	In general, Colorado requires a U-factor of 0.35 or less to meet ENERGY STAR guidelines.
ENERGYSTAR® Rated Roof	ENERGY STAR qualified roof products reflect more of the sun's rays.
ENERGYSTAR® Refrigerator, Dishwasher, Clothes-Washer	ENERGY STAR qualified refrigerators are 20% more energy efficient than the minimum federal standard. ENERGYSTAR® qualified dishwasher models are, on average, 10% more energy efficient than non-qualified models. ENERGYSTAR® 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.
Grey water System	Untreated wastewater resulting from lavatory wash basins, laundry & bathing. Waste water 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 in its fuel over the course of a typical year.
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 ENERGYSTAR 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 ENERGYSTAR 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 of 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 afterwards to serve as thermal insulation for concrete walls. The foam sections are lightweight & result in energy efficient, durable construction.
Indoor air PLUS By ENERGYSTAR®	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 levels of the home.
Low Flow Fixtures / Shower Heads	A faucet with aerator installed to reduce the flow of water but not reduce water pressure. Low-flow shower heads use about 2 ½ gallons of water per minute compared to between four & five gallons per minute used by conventional heads.

TERM	DEFINITION
Low Flow Toilets	A toilet that uses less water per flush when compared to the current federal requirements. Such toilets often have the EPA's WaterSense label. In general, low-flow toilets use a maximum of 1.28 gallons of water per flush.
Low-water Sod	Landscaping that has significantly lower watering requirements than conventional turf. Most of these types come with certificates of installation in Colorado.
No Formaldehyde Certified Cabinetry	The Kitchen Cabinet Manufacturers Association (KCMA) created the Environmental Stewardship Program (ESP) to help cabinet manufacturers demonstrate their commitment to environmental sustainability & help consumers easily identify environmentally-friendly products.
No or Low VOC Paint	Paints that release no, or minimal Volatile Organic Compound (VOC) pollutants, & are virtually odor free.
Orientation / Passive Solar Design	Solar geometry, window technology & local climate are used to direct building design. Helps reduce or even eliminate the need for mechanical cooling & heating & daytime artificial lighting.
Programmable Thermostat	A thermostat that can be programmed to increase & decrease a home's temperature setting automatically.
Radon Mitigation System	A system that detects radon, a naturally occurring gas, colorless & odorless, that causes adverse health effects. Radon gas often enters a structure by seeping through cellar walls & floors.
Reclaimed Flooring	Material that is recovered for reuse or another purpose, such as wood barn siding that becomes flooring.
Recycled Content	Recycled-content products are made from materials that would otherwise have been discarded. These products are made totally or partially from material contained in recycled products, like aluminum soda cans or newspaper.
Regionally Harvested	Harvested within 500 miles of home.
SEER Rating	The rating & performance standard developed by the U.S. government & equipment manufacturer's to produce an energy consumption rating that is easy to understand by consumers. The lower the SEER rating, the more energy required to produce the desired effect.
SIPS	Panels made from a thick layer of foam sandwiched between two layers of Oriented Strand Board (OSB), plywood or fiber-cement. They are an alternative to the foam core & are available with a core of agriculture fibers (such as wheat straw) that provides similar thermal & structural performance.
Straw Bale	A construction method that uses waste straw left over from crops, such as wheat, oats, barley, rye, rice & flax, after all the food has been extracted. Straw is gathered, baled, compressed & tied together. Bales are placed over a "stemwall" to protect the straw from the ground soil & the straw bales are stuccoed & plastered over for finishing.
Sustainable Flooring	Sustainable flooring is produced from sustainable materials (& by a sustainable process) that reduces demands on ecosystems during its life-cycle. This includes harvest, production, use & disposal.
Tankless/On Dem & Water Heater	A system that delivers hot water at a preset temperature when needed, but without requiring the storage of water. The approach reduces or eliminates energy standby losses. Tankless water heaters can be used for supplementary heat, such as a booster to a solar hot water system, or to meet all hot water needs. Tankless water heaters have an electric, gas, or propane heating device that is activated by the flow of water.
Whole House Fan	A whole-house fan is a type of fan installed in a building's ceiling, designed to pull hot air out of the building.
Xeriscaping	A method of landscaping that promotes water conservation.