

Metro MLS GREEN DISCLOSURE STATEMENT

Disclosures and Acknowledgments are made with respect to the Property at _____, Wisconsin.

Energy Star Appliances (ES) (If appliances are included in the purchase of the property)

- | | | | |
|---|--|---|---|
| ☐ Clothes dryer | ☒ Dishwasher | ☒ Microwave | ☐ Room air conditioner |
| ☐ Clothes washer | ☐ Freezer | ☐ Refrigerator | ☐ Stove/Oven |
| ☐ Dehumidifier | | | |

Heating/Cooling

- | | | | |
|---|---|--|--|
| ☒ Furnace - 95%+ efficiency | ☐ Heating - Active solar | ☐ Geothermal heat pump | ☐ Room A/C - High EER (10+) |
| ☐ Boiler - 90%+ efficiency | ☐ Heating - Wood or pellet | ☐ Central air - High SEER (15+) | ☐ In-Floor radiant heat |

Plumbing

- | | | | |
|---|--|--|--|
| ☐ Water Sense Cert. showerhead(s) | ☐ Water Sense Cert. toilet(s) | ☐ Tankless water heater | ☐ Solar Hot Water |
| ☒ Water Sense Cert. faucet(s) | | | |

Ventilation

- | | | | |
|--|---|--|---|
| ☒ HRV / ERV Ventilation System | ☒ Energy Star Rated Bath Fans | ☐ Solar attic fan | ☐ Hardwired carbon monoxide detector |
| ☐ Central Vacuum | ☐ HEPA air filtration unit | | |

Lighting

- | | | | |
|--|--|---|--|
| ☐ Automatic lighting control system | ☐ Energy Star Rated Lighting Fixtures | ☐ Solar powered outdoor lighting | ☐ Solar/Sun tube(s) |
| ☐ Energy Star Skylights | | ☒ LED Lighting Fixtures | |

Insulation

- | | | | |
|--|---|--|--|
| ☒ Insulated basement walls | ☐ Insulated floors | ☒ Ceiling/Attic - R50+ R-Value | ☒ Walls - R15+ R-Value |
| ☒ Closed cell / open-cell insulation Box sills in the basement | | | |

Roof

- | | | | |
|---|---|---|--|
| ☐ EPDM | ☐ Radiant roof barriers | ☐ Manufactured Slate | ☐ Insulated Protective Membrane |
| ☐ Green roof-vegetation/garden | ☐ Reflective roof coating | ☐ Tile | ☐ Solar Shingles |
| ☐ Metal roofing-recycled content | ☐ Reflective roofing-Energy Star | | |

Windows

- | | | | |
|---|--|--|--|
| ☒ Energy Star Windows | ☒ Low-e window coating | ☒ Insulated glass | ☐ Triple Glaze Coating |
| ☐ Window frames insulated | ☐ Spectrally selective glass | ☒ Space filling foam | ☐ In-Pane Window Blinds |

Building Materials & Techniques

- | | | | |
|--|---|---|---|
| ☐ Advanced framing techniques | ☐ Insulating concrete forms | ☐ Recycled content countertops | ☒ Low VOC paint/sealant/varnish |
| ☐ Building material reuse | ☐ Natural fiber insulation (Recycled blue jean material or other recycled natural content) | ☐ Structural Insulated Panels | ☐ Strawbale construction |
| ☐ Cement board siding | | ☒ Recycled building materials | ☐ Earthen built/rammed earth |
| ☐ Sustainable harvested wood | | ☐ Refaced cupboards | ☐ Reclaimed metal construction |

Flooring

- | | | | |
|--|--|------------------------------------|---|
| ☐ Locally sourced | ☐ Cork | ☐ Marmoleum | ☐ Salvaged wood flooring |
| ☐ Regionally Harvested Bamboo | ☒ Certified Green carpet | | |

Energy Source

- | | | | |
|--|--|---------------------------------------|---|
| ☐ Solar photovoltaic system | ☐ Renewable Ready | ☐ Wind turbine | ☐ Passive Solar Design |
|--|--|---------------------------------------|---|

This statement is a disclosure of the condition of the described property and is intended to provide a potential Purchaser with information directly from the Seller on which to base a decision to purchase. It is not a warranty of any kind by the Seller(s) and is not, and should not, substitute for any inspections, surveys, tests, or specific warranties the Purchaser may wish to obtain. SELLER HAS NO EXPERTISE WITH RESPECT TO ANY OF THE ITEMS DISCUSSED OTHER THAN BY VIRTUE OF HAVING OWNED THE SUBJECT PROPERTY.

Owner Tim O'Brien, Tim O'Brien Homes, LLC Date: 2/8/25 Owner _____ Date: _____
Owner ITS MANAGER Owner _____ Date: _____

Any statements, boxes checked, or other comments by seller are believed to be accurate as a person making any false, misleading or deceptive representation may become subject to having to pay damages and reasonable attorneys fees pursuant to Wis. Stat. 100.18.

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