

TAB 21

**OTHER OPINIONS
AND
CERTIFICATIONS**

**CITY/COUNTY/
LEGISLATIVE
NOTIFICATION
LETTERS**

Green Heron Affordable, LP

May 15, 2026

South Carolina State Senator Ross Turner
512 Gressette Bldg
Columbia, SC 29201

Dear Senator Ross Turner,

In accordance with the 2026 Qualified Allocation Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Greenville, SC. Funding for the development may consist of both federal and state tax credits.

Development:	Green Heron Apartments
Street Address:	85 Green Heron Rd
City, State Zip	Greenville SC 29607
Construction Type:	New Construction
# of Units:	80
Acreage:	5.03
Targeting:	Family

This letter is to inform you of the intentions of Green Heron Affordable, LP to plan and construct a new multifamily rental project. The project will consist of 80 units located on approximately 5.03 acres near the intersection of Green Heron Rd and Parallel Pkwy, Greenville, SC 29607.

Please feel free to contact me at (864) 417-5013 with any questions or concerns that you may have. Furthermore, I would consider it an honor and a pleasure to meet with you to discuss this project and would enjoy the opportunity to explore possibilities on how to make this project as successful as possible. Thank you in advance for your time and consideration.

Sincerely,



Taylor Davis
Green Heron Affordable, LP
325 Rocky Slope Rd, Suite 301

Green Heron Affordable, LP

May 15, 2026

South Carolina State Representative Bruce Bannister
525 Blatt Bldg,
Columbia, SC 29201

Dear Representative Bannister,

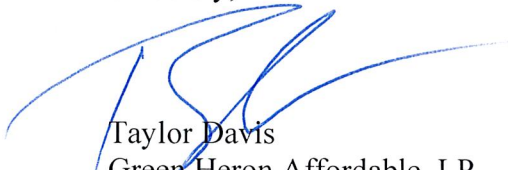
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This letter is to inform you of the intentions of Green Heron Affordable, LP to plan and construct a new multifamily rental project. The project will consist of 80 units located on approximately 5.03 acres near the intersection of Green Heron Rd and Parallel Pkwy, Greenville, SC 29607.

Please feel free to contact me at (864) 417-5013 with any questions or concerns that you may have. Furthermore, I would consider it an honor and a pleasure to meet with you to discuss this project and would enjoy the opportunity to explore possibilities on how to make this project as successful as possible. Thank you in advance for your time and consideration.

Sincerely,



Taylor Davis
Green Heron Affordable, LP
325 Rocky Slope Rd, Suite 301

Green Heron Affordable, LP

May 15, 2026

Mayor Knox White
206 S. Main Street
Greenville, SC 29601

Dear Mayor White,

In accordance with the 2026 Qualified Allocation Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Greenville, SC. Funding for the development may consist of both federal and state tax credits.

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This letter is to inform you of the intentions of Green Heron Affordable, LP to plan and construct a new multifamily rental project. The project will consist of 80 units located on approximately 5.03 acres near the intersection of Green Heron Rd and Parallel Pkwy, Greenville, SC 29607.

Please feel free to contact me at (864) 417-5013 with any questions or concerns that you may have. Furthermore, I would consider it an honor and a pleasure to meet with you to discuss this project and would enjoy the opportunity to explore possibilities on how to make this project as successful as possible. Thank you in advance for your time and consideration.

Sincerely,



Taylor Davis
Green Heron Affordable, LP
325 Rocky Slope Rd, Suite 301

Green Heron Affordable, LP

May 15, 2026

Council Member Tina Belge
206 S. Main Street
Greenville, SC 29601

Dear Councilmember Belge,

In accordance with the 2026 Qualified Allocation Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Greenville, SC. Funding for the development may consist of both federal and state tax credits.

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Targeting:	Family

This letter is to inform you of the intentions of Green Heron Affordable, LP to plan and construct a new multifamily rental project. The project will consist of 80 units located on approximately 5.03 acres near the intersection of Green Heron Rd and Parallel Pkwy, Greenville, SC 29607.

Please feel free to contact me at (864) 417-5013 with any questions or concerns that you may have. Furthermore, I would consider it an honor and a pleasure to meet with you to discuss this project and would enjoy the opportunity to explore possibilities on how to make this project as successful as possible. Thank you in advance for your time and consideration.

Sincerely,



Taylor Davis
Green Heron Affordable, LP
325 Rocky Slope Rd, Suite 301
Greenville SC 29607

Green Heron Affordable, LP

May 15, 2026

Council Member Dorothy Dowe
206 S. Main Street
Greenville, SC 29601

Dear Mrs. Dowe,

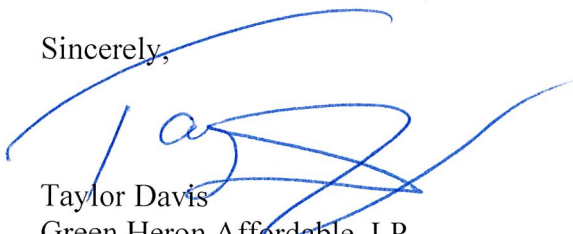
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Targeting:	Family

This letter is to inform you of the intentions of Green Heron Affordable, LP to plan and construct a new multifamily rental project. The project will consist of 80 units located on approximately 5.03 acres near the intersection of Green Heron Rd and Parallel Pkwy, Greenville, SC 29607.

Please feel free to contact me at (864) 417-5013 with any questions or concerns that you may have. Furthermore, I would consider it an honor and a pleasure to meet with you to discuss this project and would enjoy the opportunity to explore possibilities on how to make this project as successful as possible. Thank you in advance for your time and consideration.

Sincerely,



Taylor Davis
Green Heron Affordable, LP
325 Rocky Slope Rd, Suite 301
Greenville SC 29607

Green Heron Affordable, LP

May 15, 2026

Council Member Ken Gibson
206 S. Main Street
Greenville, SC 29601

Dear Mr. Gibson,

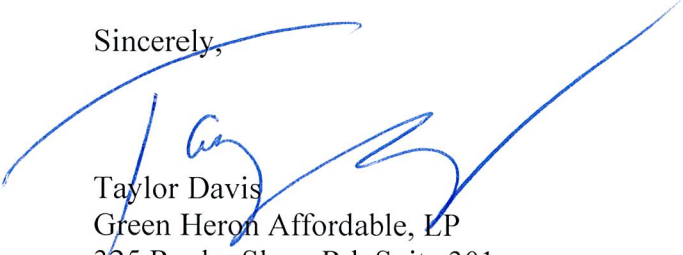
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This letter is to inform you of the intentions of Green Heron Affordable, LP to plan and construct a new multifamily rental project. The project will consist of 80 units located on approximately 5.03 acres near the intersection of Green Heron Rd and Parallel Pkwy, Greenville, SC 29607.

Please feel free to contact me at (864) 417-5013 with any questions or concerns that you may have. Furthermore, I would consider it an honor and a pleasure to meet with you to discuss this project and would enjoy the opportunity to explore possibilities on how to make this project as successful as possible. Thank you in advance for your time and consideration.

Sincerely,



Taylor Davis
Green Heron Affordable, LP
325 Rocky Slope Rd, Suite 301
Greenville SC 29607

Green Heron Affordable, LP

May 15, 2026

Council Member Wil Brasington
206 S. Main Street
Greenville, SC 29601

Dear Mr. Brasington,

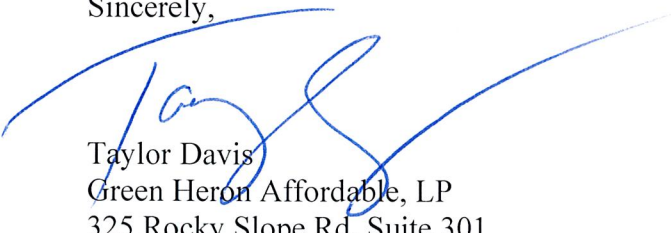
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This letter is to inform you of the intentions of Green Heron Affordable, LP to plan and construct a new multifamily rental project. The project will consist of 80 units located on approximately 5.03 acres near the intersection of Green Heron Rd and Parallel Pkwy, Greenville, SC 29607.

Please feel free to contact me at (864) 417-5013 with any questions or concerns that you may have. Furthermore, I would consider it an honor and a pleasure to meet with you to discuss this project and would enjoy the opportunity to explore possibilities on how to make this project as successful as possible. Thank you in advance for your time and consideration.

Sincerely,



Taylor Davis
Green Heron Affordable, LP
325 Rocky Slope Rd, Suite 301
Greenville SC 29607

Green Heron Affordable, LP

May 15, 2026

Council Member John DeWorken
206 S. Main Street
Greenville, SC 29601

Dear Mr. DeWorken,

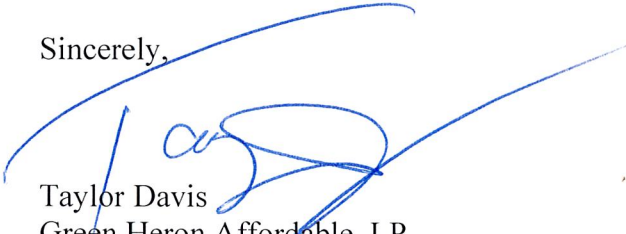
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Please feel free to contact me at (864) 417-5013 with any questions or concerns that you may have. Furthermore, I would consider it an honor and a pleasure to meet with you to discuss this project and would enjoy the opportunity to explore possibilities on how to make this project as successful as possible. Thank you in advance for your time and consideration.

Sincerely,



Taylor Davis
Green Heron Affordable, LP
325 Rocky Slope Rd, Suite 301
Greenville SC 29607

Green Heron Affordable, LP

May 15, 2026

Council Member Lillian Brock-Flemming
206 S. Main Street
Greenville, SC 29601

Dear Mrs. Brock-Flemming

In accordance with the 2026 Qualified Allocation Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Greenville, SC. Funding for the development may consist of both federal and state tax credits.

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Please feel free to contact me at (864) 417-5013 with any questions or concerns that you may have. Furthermore, I would consider it an honor and a pleasure to meet with you to discuss this project and would enjoy the opportunity to explore possibilities on how to make this project as successful as possible. Thank you in advance for your time and consideration.

Sincerely,



Taylor Davis
Green Heron Affordable, LP
325 Rocky Slope Rd, Suite 301
Greenville SC 29607

COMMUNITY REVITALIZATION PLAN

N/A – NOT
APPLICABLE

EXHIBIT Z

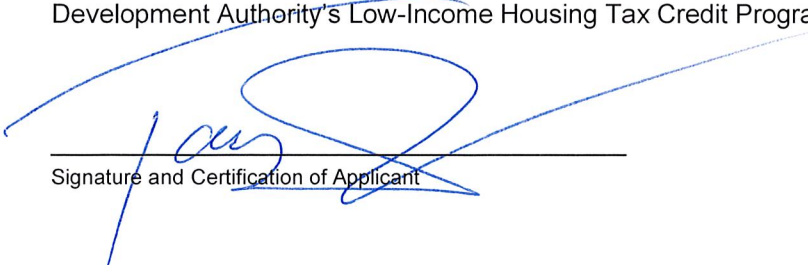
EXHIBIT Z

Sustainable Building Selection

Development Name: Green Heron Apartments

Sustainable Building Option: NGBS Bronze

I, Taylor Davis (applicant name) have selected the above sustainable building option from the current year's Qualified Allocation Plan for the South Carolina State Housing Finance and Development Authority's Low-Income Housing Tax Credit Program.



Signature and Certification of Applicant

5/12/26

Date

Sustainable Building Professional's Certification: Neither I nor the company I work for have any financial interest in the proposed LIHTC application other than in the practice of our profession. I also certify that the project will meet the requirements of the sustainable building option selected above.

Grant Warner Digitally signed by Grant Warner
Date: 2026.05.12 15:42:07 -04'00'

Signature and Certification of Sustainable Building Professional

5/12/2026

Date

Grant Warner

Name of Sustainable Building Professional

**CERTIFICATION OF
THE RESPONSIBLE
GREEN AND/OR
ENERGY
PROFESSIONAL**



Home Innovation
NGBS GREEN VERIFIER™

THIS CERTIFICATE SIGNIFIES

Grant Warner
Southern Energy Management
Raleigh
NC

IS AN

ACCREDITED VERIFIER

AUTHORIZED TO CONDUCT THIRD-PARTY VERIFICATION INSPECTIONS
ON BEHALF OF HOME INNOVATION RESEARCH LABS FOR

2020 NGBS GREEN CERTIFICATION

Michelle Foster, Vice President, Sustainability

02/09/21

Accreditation Date

12/11/26

Expiration Date

This certificate becomes invalid upon suspension, cancellation, revocation, or expiration of certification.

ENERGY STAR Multifamily New Construction

Program Summary

ENERGY STAR is a nationally recognized brand that consumers identify with as providing energy and environmental benefits. To become ENERGY STAR certified, a home must meet strict guidelines for energy efficiency set by the U.S. Environmental Protection Agency (EPA), making them more efficient than standard homes.

Multifamily homes achieve this level of performance through a combination of energy-efficient improvements including effective insulation, high-performance windows, efficient heating/cooling equipment and tight construction of ducts. To ensure that a home meets ENERGY STAR guidelines, third-party verification by a certified Home Energy Rater (or equivalent) is required.

Raters work closely with the builder throughout the construction process to help determine the needed energy-saving equipment and construction techniques. The Raters also conduct required on-site diagnostic testing and inspections to document that the home is eligible to earn the ENERGY STAR label. ENERGY STAR program qualification requires plan reviews, onsite inspections and certification.

For more information, click [here](#).

Three Paths to Certification

There are three paths to ENERGY STAR for Multifamily for New Construction (MFNC) certification for Multifamily projects.

- **Prescriptive Path:** Use a prescriptive package of energy efficient measures developed by EPA;
- **Energy Rating Index (ERI) Path*:** Use an approved rating tool software to determine unit-by-unit energy savings based on the ERI target for residential units and follow a prescriptive package of energy efficient measures developed by EPA in common spaces;
- **ASHRAE Path:** Use an energy modeling software approved to determine energy cost savings of the building's energy efficient design compared to an ASHRAE 90.1 baseline energy model.

For most projects, we recommend the ERI pathway as it is the most streamlined and appropriate path for typical residential multifamily projects.

This proposal and pricing is for verification of compliance with ENERGY STAR Multifamily for New Construction standards and requirements following the ERI compliance path..

Minimum Mandatory Requirements

Regardless of which path is chosen, each building must meet certain minimum mandatory requirements. These requirements are listed in the following checklists and reports, along with the Responsible Party:

Mandatory Requirement	Responsible Party
MFNC Rater Design Review Checklist	Rater (Southern Energy Management)
MFNC Rater Field Checklist	Rater (Southern Energy Management)
MFNC HVAC Design Report	HVAC System Designer
MFNC HVAC Functional Testing Checklist	Functional Testing Agent (e.g. HVAC subcontractor)

Checklists linked throughout are examples & may vary from the checklists that are to-be-completed based on applicable version of Energy Star

ERI Path

The Energy Rating Index (ERI)¹ Path is a performance-based path that combines energy modeling and field inspections to determine unit-based energy savings based on the ERI target for residential units. This path follows a prescriptive set of energy efficient measures in common spaces.

Join Stage

SEM will:

- Collect the following information from the Client and/or its subcontractors in order to create the preliminary energy models:
 - Most up-to-date set of plans (site, architectural, mechanical, electrical, plumbing)
 - Completed Registration Form
 - HVAC Design Report(s)
 - Documentation that HVAC Contractor has [EPA-recognized credentials](#).
- Assist the Client in signing a Partnership Agreement with EPA acknowledging roles and responsibilities as a partner and documenting commitment to meet the MFNC Program Requirements. This entails the following steps:
 - Review the [ENERGY STAR Partnership Agreement Terms and Commitments](#).

¹ The Energy Rating Index is a performance-based compliance path with the 2021 International Energy Conservation Code. More information is available [here](#).

- Determine a Signatory for your ENERGY STAR Partnership Agreement – This should be a representative of the owner or builder who is authorized to bind the organization to the terms and commitments of the Agreement.
- If pursuing a pathway other than ERI path: Identify your Residential Verification Organization – This organization will ensure that your homes/apartments are properly certified to meet all ENERGY STAR Residential New Construction Program requirements and reported to EPA.
- Select an Energy Rating Company (Southern Energy Management).

Design Stage

SEM will:

- Conduct residential energy modeling to ensure that project design meets or exceeds the ERI Target.
- Provide a Plan Review Report summarizing modifications that should be incorporated to reach certifications, including construction details, specifications and scopes of work, should the original specifications fall short of the minimum target
- Review the HVAC Design Report and complete the Rater Design Checklist. HVAC design report completion is the responsibility of the mechanical designer.

Deliverables for the Design Stage will include:

- Energy Star Plan Review Report: Summarizes the results from energy modeling and review of As-Designed Specifications, and identifies where revisions are needed (if any).
- [MFNC Rater Design Review Checklist](#): A Rater Verified checklist completed in the design phase. This checklist covers items related to partnership, high-performance fenestration and insulation, and HVAC design review.
- [MFNC Rater Field Checklist](#): While this is not required to be submitted during design, SEM will verify that the building is designed to meet all requirements listed in this checklist.
- [MFNC HVAC Design Report](#): A Designer Verified checklist completed in the design phase. This report represents the system design for all unique unit plans and common spaces. This checklist covers items related to HVAC design, mechanical ventilation, heating & cooling loads, equipment selection, duct design, and duct quality installation. HVAC design report completion is the responsibility of the mechanical designer.

Construction Stage

SEM will:

- Provide on-site subcontractor training and technical assistance throughout the construction process.
- Provide additional training and technical assistance for the HVAC contractor at the time the first HVAC units and air distribution systems are installed on the project. This will assure full understanding and compliance with all building program standards at the start of the projects.

- Determine Sample Cohorts for on-site testing.
- Coordinate with the Project Team to schedule inspections at the appropriate times.
- Submit an Inspection Report at the end of each inspection. When necessary, these reports will include a Corrective Work Order (CWO) that will note any deficiencies and recommend corrective measures.

There will be three types of inspection for each unit during the Construction Stage: the framing walk, the pre-drywall insulation and final inspections.

Inspection 1: Framing/Rough-In Inspections

- Once a building is dried-in (roof, windows and doors installed), SEM conducts a preliminary inspection of units during framing/rough-in for necessary ENERGY STAR® Thermal Enclosure Details (backing, blocking and air sealing).
- Visual inspection of each unit prior to insulation application to identify potential air sealing issues.
- Mechanical system and ventilation rough in inspection; perform rough duct leakage tests when feasible.
- Review identified issues/required checklist items on site with General Contractor and appropriate subcontractor if available.

Inspection 2: Pre-Drywall / Insulation Inspection (all units)

- Required visual inspections include air sealing, framing, and insulation inspection to ensure insulation is installed to the required Grade One and compliance with all ENERGY STAR® [Rater Field Checklist](#) items.
- Collect any required paperwork that has not been turned in.
- Review identified issues/required checklist items on site with General Contractor and appropriate subcontractor if available.

Inspection 3: Final Inspection (sampled)

- Collect HVAC Functional Checklists from HVAC Contractor prior to SEM's final inspection/testing.
- Required visual inspections include final air sealing, weather-stripping, attic insulation, attic access, fixtures, appliances and mechanical equipment.
- Required performance testing: whole house air infiltration (blower door test), duct leakage test, exhaust fan test, fresh air ventilation test, bedroom pressure test and mechanical closet pressure test.
- Review identified issues/required checklist items on site with General Contractor and appropriate subcontractor if available.

Deliverables for the Construction Stage will include:

- [MFNC HVAC Functional Testing Checklist](#): A Functional Testing Agent Verified checklist completed in the construction phase. This checklist covers items related to HVAC functional testing of dwelling unit and common space systems, refrigerant charge, indoor HVAC fan airflow, air balancing, testing of

indoor/terminal units, in addition to functional testing of central VRF outdoors units, central boilers, cooling towers, and chillers.

Certification Stage

Upon completion of construction, SEM will:

- Update the energy models based on conditions verified during the construction stage.
- Register each unit in the project with the EPA-approved Verification Oversight Organization (e.g., RESNET).
- Complete the [MFNC Rater Field Checklist](#): A Rater Verified checklist completed in the construction phase. This checklist covers items related to thermal enclosure, HVAC system, duct quality installation, domestic hot water, lighting, and whole-building energy data acquisition.

Deliverables for the Certification Stage will include:

- Home reports & certificates for Energy Star

Upon certification, the Client should include a completed ENERGY STAR certification label in each certified unit, to be affixed to the circuit breaker box (or other suitable location).

Assumptions

- SEM assumed the construction schedule would be based upon each floor or building ready for insulation inspection, final inspections, etc. at a time. This was the basis for planning on-site inspections and associated costs.
- As noted in the payment terms, SEM charges \$400 per trip for re-inspections. Re-inspections qualify as corrective work items not meeting minimum or mandatory certification requirements, performance retest required due to leakage over the target and/or critical detail(s) requiring attention that will affect final performance and test results of home.
- SEM will have ample contact and interaction with the project team, on-site superintendents and key sub-trades (framer, fire stopping, insulation, HVAC and electrical) to communicate project status and address compliance issues to assure meeting all program requirements and testing protocols.
- SEM will have communication and visibility regarding project scheduling and progress to assure inspections are completed on a timely basis. SEM assumes a 2-4 day lead time for scheduling prior to actual inspection date. The project team agrees that confirming inspections happen 2-4 business days before the actual inspection date.
- If the Client and their subcontractor are unable to comply with the necessary quality assurance standards to meet the sampling method (A minimum qualifying set of 10 units + 20% of remaining

units) then SEM will need to test 100% of all units. This will result in a significant increase in the project price to account for the additional on-site inspection costs. Costs associated with 100% compliance testing will be finalized when in compliance with the sampling method has occurred.

National Green Building Standard

Program Summary

The National Green Building Certification Program (NGBS Green) is administered by the Home Innovation Research Labs and is based on the American National Standards Institute (ANSI) approved ICC 700 National Green Building Standard™. The goal of NGBS Green is to establish a much-needed and nationally recognizable standard definition of green building. NGBS Green is the only residential green building rating system to undergo the full consensus process and receive approval from ANSI.

The National Green Building Standard (NGBS) defines green building for single and multifamily homes, residential remodeling, and site development projects while still allowing for the flexibility required for regionally appropriate best green practices. The Standard uses a checklist with possible point items, broken down into six categories: i) lot design, preparation & development; ii) resource efficiency; iii) energy efficiency; iv) water efficiency; v) indoor environmental quality; and vi) operation, maintenance, and building owner education. NGBS-certified projects achieve one of four certification levels: Bronze, Silver, Gold, and Emerald.

Our Approach

As independent third-party Verifiers, the Southern Energy Management (SEM) team will collaborate with and guide the project team toward NGBS certification. From plan reviews to on-site inspections and assisting relevant subcontractors in meeting program standards, this Scope of Work details our process and is divided into three phases, as outlined below.

Phase 1: Design

SEM will:

- Collect a full set of plans and a completed Project Registration Form filled out by the Client.
- Initiate NGBS project registration and the Client Agreement through the Home Innovation Research Labs' website.
- NGBS Verifier will review building plans for compliance and create the Preliminary NGBS Green Scoring Tool for the project and recommend revisions to meet the intended NGBS program level (e.g., Bronze, Silver, Gold, Emerald).
- Review NGBS Green requirements and selected credits with the design/project team.
- Provide a report summarizing suggested modifications that should be incorporated to reach certification, including construction details, specifications, and scopes of work.

- Up to two additional reviews of milestone plan sets may be scheduled if revisions to the NGBS Green Scoring Tool—identified during the kick-off meeting—are necessary to finalize the tool and ensure it meets program requirements and certification targets.
- Confirm the frequency of design & coordination meetings, along with stakeholder attendance needed at the kick-off meeting.
- The NGBS Verifier will present an NGBS Green Contract Checklist at an Owners-Architect-Contractor (OAC) meeting as the deliverable for approval.
- Clarify the required documentation for selected NGBS Green credits and establish the process for exchanging this information with SEM.
- SEM will also identify the status of the project certification level and opportunities to achieve higher levels of certification. If the project team chooses to pursue higher-level certification, additional fees will be identified.

Phase 2: On-Site Inspections and Technical Assistance

During Phase 2, SEM will:

- Provide technical support to the General Contractor and their subcontractors as needed throughout construction to ensure compliance with NGBS Green requirements.
- Coordinate with the Project Team to schedule inspections and check on the status of work as related to relevant NGBS Green credits.
- Conduct visual verification of NGBS credit items for each dwelling unit at both the pre-drywall and final stages, prior to Certificate of Occupancy or unit turnover. When applicable, unit sampling will follow the NGBS Green sampling protocol.
- Submit an Inspection Report at the end of each inspection. These reports will include, type and number of units inspected, including Corrective Work (CWO), and will note any deficiencies and recommend corrective measures.

Inspection 1: Framing walk and air sealing inspections

- Lead the initial site visit for each unit/building to review required thermal bypass details—such as backing, blocking, and air sealing—prior to or at the start of subcontractor rough-ins, ensuring alignment with NGBS Green program requirements.
- Inspect the site for the implementation of durability strategies identified in the NGBS Green design review.

Inspection 2: Pre-Drywall Insulation & Air Sealing Inspection

- Ensure proper insulation installation to Grade I and may request walking with or meeting with insulation subcontractors to address misalignment.
- Visual inspection of the mechanical and ventilation system rough-in to ensure proper sealing.

- Discuss and review additional NGBS Green items with the General Contractor, Developer, and appropriate subcontractors.

Inspection 3: Final Inspection

- Visual inspection of MEP equipment, fixtures, and all other selected finishes and appliances per NGBS Green credits outlined/selected at design review.
- Visual inspection of landscaping and irrigation, as applicable to NGBS Green credits.
- Discuss and review outstanding NGBS Green credit items with the general contractor, developer, and appropriate subs.
- Duct testing and blow door testing will be performed at this time as relevant or required for the project.

Phase 3: Documentation Collection, Review, and Project Submission

During Phase 3, SEM will:

- Review and edit the NGBS Green Checklist upon project completion to reflect as-built building conditions.
- Coordinate with the Project Team to collect all remaining NGBS Green documentation within 30 days of the last site inspection.
- Submit the final project documentation packet to Home Innovation Research Labs for certification.

Assumptions

- All units must be scheduled for pre-drywall and a final inspection.
- SEM will maintain communication and visibility of the project schedule and progress to ensure the timely completion of inspections.
- SEM assumes a 2-4 day lead time for scheduling prior to the actual inspection date. The project team agrees that confirming inspections happens 2-4 business days before the inspection date.
- SEM assumes the construction schedule is based upon multiple units (roughly 15/trip) ready for insulation inspection, final inspections, etc, at a time. This was the basis for planning on-site inspections and associated costs.
- SEM charges per trip for re-inspections. Re-inspections qualify as corrective work items not meeting minimum or mandatory certification requirements, performance retest required due to leakage over the target, and/or critical detail(s) requiring attention that will affect final performance and test results of the home. **Fees will be charged at \$400/trip.**

- SEM will have ample contact with the project team, site superintendents, and key sub-trades to communicate project status and address compliance issues to ensure meeting all program requirements.

Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date: 2026-05-11

Registry ID:

Ekotrope ID: vQa1ArAv

HERS® Index Score:

53

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$882

*Relative to an average U.S. home

Home:

Green Heron Road
Greenville, SC 29607

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	\$162
Cooling	0.8	\$29
Hot Water	4.4	\$157
Lights/Appliances	10.6	\$381
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	20.3	\$896

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

2009 International Energy Conservation Code

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard

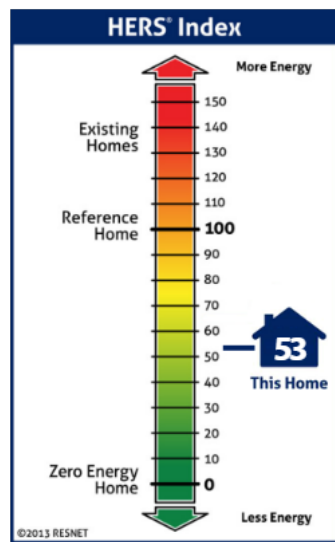
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330



Benoit Rivard, Certified Energy Rater
Digitally signed: 5/12/26 at 9:48 AM



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1BR Ground
Community:	N/A
Conditioned Floor Area:	733 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 3.93 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.27, SHGC: 0.25
Foundation Walls:	N/A
Framed Floor:	N/A



Ekotrope RATER - Version:5.2.2.3861

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.

This report does not constitute any warranty or guarantee.

ENERGY STAR MF V1.1 Home Report

Property Green Heron Road Greenville, SC 29607 Model: 1BR Ground	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Green Heron Apartments_1BR Ground Preliminary Plans	Builder	

Mandatory Requirements	ERI (HERS) Index Target
✓ Duct leakage at post construction better than or equal to applicable requirements.	Reference Home ERI (HERS) 59
✓ Total building thermal envelope UA meets or exceeds applicable requirements.	SAF (Size Adjustment Factor) 1.00
	SAF Adjusted ERI (HERS) Target 59
✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.	As Designed Home ERI (HERS) 53
✓ Total window thermal properties meet or exceed the applicable requirements	As Designed Home ERI (HERS) w/o PV 53
✓ Duct insulation meets the EPA minimum requirements of R-6.	
✓ Mechanical ventilation system is installed in the home.	
✓ Measured infiltration is better than or equal to applicable requirements.	
✓ ENERGY STAR Checklists fully verified and complete.	

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

	ENERGY STAR	As Designed
Heating	8.0	6.1
Cooling	0.9	1.0
Water Heating	3.7	3.7
Lights and Appliances	11.2	10.6
Total	23.8	21.4



This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented		Energy Cost Savings	\$/yr
Type of Emissions	Reduction	Heating	50
Carbon Dioxide (CO ₂) - tons/yr	0.2	Cooling	1
		Water Heating	0
		Lights & Appliances	21
		Generation Savings	0
		Total	72

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

Building Specification Summary

Property	Organization	Inspection Status
Green Heron Road	Southern Energy Management	Results are projected
Greenville, SC 29607	Benoit Rivard	
Model: 1BR Ground	9196228441	

Green Heron Apartments_1BR Ground
Preliminary Plans

Builder

Building Information		Rating	
Conditioned Area [ft²]	733.00	HERS ERI	53
Conditioned Volume [ft³]	7,875.00	HERS ERI w/o PV	53
Thermal Boundary Area [ft²]	2,757.50		
Number Of Bedrooms	1		
Housing Type	Apartment, inside unit		

Building Shell

Unconditioned Attic Ceiling	None	Windows (largest)	U-Value: 0.27, SHGC: 0.25
Sealed Attic Ceiling	None	Window / Wall Ratio	0.05
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio	0.08
Above Grade Walls	R-19 16" OC G1; U-0.059	Infiltration	0.3 CFM50 / s.f. Shell Area
Found. Walls	None	Duct Lkg to Outside	Untested Forced Air
Framed Floors	None	Total Duct Leakage	6 CFM25 / 100 ft² (Post-Construction)
Slabs	R10 Perimeter (wood); R-10		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	120 CFM • 40.9 Watts • Supply Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	37.5	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date: 2026-05-11

Registry ID:

Ekotrope ID: LZ68emxL

HERS® Index Score:

57

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$874

*Relative to an average U.S. home

Home:

Green Heron Road
Greenville, SC 29607

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.5	\$197
Cooling	2.3	\$82
Hot Water	4.4	\$157
Lights/Appliances	10.6	\$381
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	22.8	\$986

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

2009 International Energy Conservation Code

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard

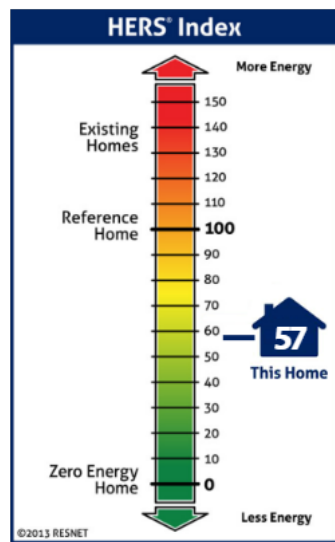
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330



Benoit Rivard, Certified Energy Rater
Digitally signed: 5/12/26 at 9:48 AM



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1 BR Top
Community:	N/A
Conditioned Floor Area:	733 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 4.01 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Vented Attic, R-38
Window Type:	U-Value: 0.27, SHGC: 0.25
Foundation Walls:	N/A
Framed Floor:	R-13



Ekotrope RATER - Version:5.2.2.3861

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.

This report does not constitute any warranty or guarantee.

ENERGY STAR MF V1.1 Home Report

Property Green Heron Road Greenville, SC 29607 Model: 1BR Top	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Green Heron Apartments_1BR Top Preliminary Plans	Builder	

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	57
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	57
As Designed Home ERI (HERS)	57
As Designed Home ERI (HERS) w/o PV	57

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

	ENERGY STAR	As Designed
Heating	6.4	7.2
Cooling	3.0	3.1
Water Heating	3.7	3.7
Lights and Appliances	11.2	10.6
Total	24.4	24.6



This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	-0.0

Energy Cost Savings	\$/yr
Heating	-34
Cooling	2
Water Heating	0
Lights & Appliances	21
Generation Savings	0
Total	-12

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

Building Specification Summary

Property	Organization	Inspection Status
Green Heron Road Greenville, SC 29607 Model: 1BR Top	Southern Energy Management Benoit Rivard 9196228441	Results are projected

Green Heron Apartments_1BR Top
Preliminary Plans

Builder

Building Information

Conditioned Area [ft²]	733.00
Conditioned Volume [ft³]	7,087.50
Thermal Boundary Area [ft²]	2,573.00
Number Of Bedrooms	1
Housing Type	Apartment, inside unit

Rating

HERS ERI	57
HERS ERI w/o PV	57

Building Shell

Unconditioned Attic Ceiling	R-38 Attic Blown G1; U-0.026
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R-19 16" OC G1; U-0.059
Found. Walls	None
Framed Floors	None
Slabs	None

Windows (largest)	U-Value: 0.27, SHGC: 0.25
Window / Wall Ratio	0.05
Window / Floor Ratio	0.08
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	6 CFM25 / 100 ft² (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	120 CFM • 40.9 Watts • Supply Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	37.5	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date: 2026-05-11

Registry ID:

Ekotrope ID: dGKD8PKd

HERS® Index Score:

52

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$1,068

*Relative to an average U.S. home

Home:

Green Heron Road
Greenville, SC 29607

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.7	\$170
Cooling	1.2	\$44
Hot Water	5.7	\$206
Lights/Appliances	12.6	\$451
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	24.2	\$1,039

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

2009 International Energy Conservation Code

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard

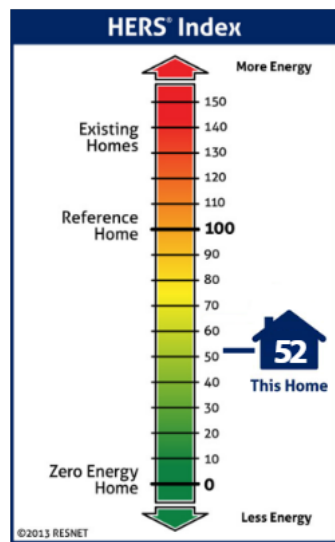
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330



Benoit Rivard, Certified Energy Rater
Digitally signed: 5/12/26 at 9:48 AM



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2BR Ground
Community:	N/A
Conditioned Floor Area:	936 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 3.13 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.27, SHGC: 0.25
Foundation Walls:	N/A
Framed Floor:	N/A



Ekotrope RATER - Version:5.2.2.3861

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.

This report does not constitute any warranty or guarantee.

ENERGY STAR MF V1.1 Home Report

Property Green Heron Road Greenville, SC 29607 Model: 2BR Ground	Organization Southern Energy Managem Benoit Rivard 9196228441	Inspection Status Results are projected
Green Heron Apartments_2BR Ground Preliminary Plans	Builder	

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	57
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	57
As Designed Home ERI (HERS)	52
As Designed Home ERI (HERS) w/o PV	52

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

	ENERGY STAR	As Designed
Heating	8.3	6.4
Cooling	1.3	1.4
Water Heating	5.0	5.0
Lights and Appliances	13.2	12.6
Total	27.8	25.4



This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	0.2

Energy Cost Savings

	\$/yr
Heating	50
Cooling	-1
Water Heating	1
Lights & Appliances	22
Generation Savings	0
Total	71

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

Building Specification Summary

Property	Organization	Inspection Status
Green Heron Road	Southern Energy Management	Results are projected
Greenville, SC 29607	Benoit Rivard	
Model: 2BR Ground	9196228441	

Green Heron Apartments_2BR Ground
Preliminary Plans

Builder

Building Information		Rating	
Conditioned Area [ft²]	936.00	HERS ERI	52
Conditioned Volume [ft³]	11,592.00	HERS ERI w/o PV	52
Thermal Boundary Area [ft²]	3,352.50		
Number Of Bedrooms	2		
Housing Type	Apartment, end unit		

Building Shell

Unconditioned Attic Ceiling	None	Windows (largest)	U-Value: 0.27, SHGC: 0.25
Sealed Attic Ceiling	None	Window / Wall Ratio	0.07
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio	0.10
Above Grade Walls	R-19 16" OC G1; U-0.059	Infiltration	0.3 CFM50 / s.f. Shell Area
Found. Walls	None	Duct Lkg to Outside	Untested Forced Air
Framed Floors	None	Total Duct Leakage	6 CFM25 / 100 ft² (Post-Construction)
Slabs	R10 Perimeter (wood); R-10		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	120 CFM • 40.9 Watts • Supply Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	37.5	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date: 2026-05-11

Registry ID:

Ekotrope ID: 23ZEWNv

HERS® Index Score:

53

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$1,119

*Relative to an average U.S. home

Home:

Green Heron Road
Greenville, SC 29607

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.1	\$184
Cooling	2.6	\$95
Hot Water	5.7	\$206
Lights/Appliances	12.6	\$452
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	26.1	\$1,104

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

2009 International Energy Conservation Code

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard

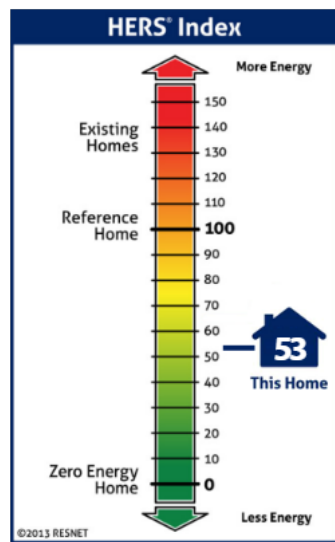
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330



Benoit Rivard, Certified Energy Rater
Digitally signed: 5/12/26 at 9:48 AM



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2BR Top
Community:	N/A
Conditioned Floor Area:	936 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 3.21 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Vented Attic, R-38
Window Type:	U-Value: 0.27, SHGC: 0.25
Foundation Walls:	N/A
Framed Floor:	R-13



Ekotrope RATER - Version:5.2.2.3861

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.

This report does not constitute any warranty or guarantee.

ENERGY STAR MF V1.1 Home Report

Property Green Heron Road Greenville, SC 29607 Model: 2BR Top	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Green Heron Apartments_2BR Top Preliminary Plans	Builder	

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	56
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	56
As Designed Home ERI (HERS)	53
As Designed Home ERI (HERS) w/o PV	53

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

	ENERGY STAR	As Designed
Heating	7.0	6.7
Cooling	3.8	3.5
Water Heating	5.0	5.0
Lights and Appliances	13.2	12.6
Total	29.0	27.8



This home **MEETS** or **EXCEEDS** the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	0.1

Energy Cost Savings	\$/yr
Heating	2
Cooling	13
Water Heating	1
Lights & Appliances	22
Generation Savings	0
Total	37

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

Building Specification Summary

Property Green Heron Road Greenville, SC 29607 Model: 2BR Top	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Green Heron Apartments_2BR Top Preliminary Plans	Builder	

Building Information

Conditioned Area [ft²]	936.00
Conditioned Volume [ft³]	10,432.80
Thermal Boundary Area [ft²]	3,141.00
Number Of Bedrooms	2
Housing Type	Apartment, end unit

Rating

HERS ERI	53
HERS ERI w/o PV	53

Building Shell

Unconditioned Attic Ceiling	R-38 Attic Blown G1; U-0.026
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R-19 16" OC G1; U-0.059
Found. Walls	None
Framed Floors	None
Slabs	None

Windows (largest)	U-Value: 0.27, SHGC: 0.25
Window / Wall Ratio	0.07
Window / Floor Ratio	0.10
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	6 CFM25 / 100 ft² (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	120 CFM • 40.9 Watts • Supply Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	37.5	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date: 2026-05-11

Registry ID:

Ekotrope ID: vp6laEXL

HERS® Index Score:

51

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$1,227

*Relative to an average U.S. home

Home:

Green Heron Road
Greenville, SC 29607

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.0	\$179
Cooling	1.5	\$55
Hot Water	7.1	\$254
Lights/Appliances	14.4	\$517
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	28.0	\$1,172

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

2009 International Energy Conservation Code

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard

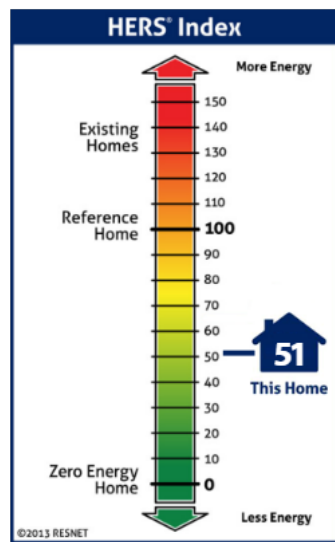
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330



Benoit Rivard, Certified Energy Rater
Digitally signed: 5/12/26 at 9:48 AM



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3BR Ground
Community:	N/A
Conditioned Floor Area:	1,100 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 2.94 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.27, SHGC: 0.25
Foundation Walls:	N/A
Framed Floor:	N/A



Ekotrope RATER - Version:5.2.2.3861

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.

This report does not constitute any warranty or guarantee.

ENERGY STAR MF V1.1 Home Report

Property Green Heron Road Greenville, SC 29607 Model: 3BR Ground	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Green Heron Apartments_3BR Ground Preliminary Plans	Builder	

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	56
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	56
As Designed Home ERI (HERS)	51
As Designed Home ERI (HERS) w/o PV	51

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

	ENERGY STAR	As Designed
Heating	8.9	6.7
Cooling	1.7	1.8
Water Heating	6.3	6.3
Lights and Appliances	15.0	14.4
Total	31.9	29.2



This home **MEETS** or **EXCEEDS** the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	0.2

Energy Cost Savings \$/yr

Heating	54
Cooling	2
Water Heating	1
Lights & Appliances	22
Generation Savings	0
Total	78

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

Building Specification Summary

Property	Organization	Inspection Status
Green Heron Road	Southern Energy Management	Results are projected
Greenville, SC 29607	Benoit Rivard	
Model: 3BR Ground	9196228441	

Green Heron Apartments_3BR Ground
Preliminary Plans

Builder

Building Information

Conditioned Area [ft²]	1,100.00
Conditioned Volume [ft³]	13,787.00
Thermal Boundary Area [ft²]	3,775.00
Number Of Bedrooms	3
Housing Type	Apartment, end unit

Rating

HERS ERI	51
HERS ERI w/o PV	51

Building Shell

Unconditioned Attic Ceiling	None
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R-19 16" OC G1; U-0.059
Found. Walls	None
Framed Floors	None
Slabs	R10 Perimeter (wood); R-10

Windows (largest)	U-Value: 0.27, SHGC: 0.25
Window / Wall Ratio	0.07
Window / Floor Ratio	0.08
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	6 CFM25 / 100 ft² (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	120 CFM • 40.9 Watts • Supply Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	37.5	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date: 2026-05-11

Registry ID:

Ekotrope ID: dY6z5G1v

HERS® Index Score:

53

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$1,290

*Relative to an average U.S. home

Home:

Green Heron Road
Greenville, SC 29607

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.6	\$201
Cooling	3.2	\$113
Hot Water	7.1	\$253
Lights/Appliances	14.4	\$517
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	30.2	\$1,253

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

2009 International Energy Conservation Code

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard

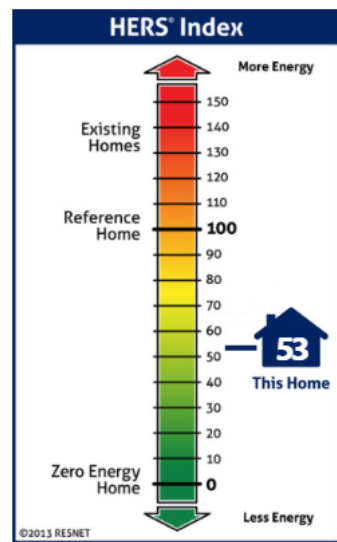
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330



Benoit Rivard, Certified Energy Rater
Digitally signed: 5/12/26 at 9:48 AM



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3BR Top
Community:	N/A
Conditioned Floor Area:	1,100 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 3.03 ACH50)
Ventilation:	120 CFM • 40.9 Watts • Supply Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Vented Attic, R-38
Window Type:	U-Value: 0.27, SHGC: 0.25
Foundation Walls:	N/A
Framed Floor:	R-13



Ekotrope RATER - Version:5.2.2.3861

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ENERGY STAR MF V1.1 Home Report

Property Green Heron Road Greenville, SC 29607 Model: 3BR Top	Organization Southern Energy Managem Benoit Rivard 9196228441	Inspection Status Results are projected
Green Heron Apartments_3BR Top Preliminary Plans	Builder	

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	55
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	55
As Designed Home ERI (HERS)	53
As Designed Home ERI (HERS) w/o PV	53

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

	ENERGY STAR	As Designed
Heating	7.7	7.4
Cooling	4.5	4.1
Water Heating	6.3	6.3
Lights and Appliances	15.1	14.4
Total	33.7	32.2



This home **MEETS** or **EXCEEDS** the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	0.1

Energy Cost Savings	\$/yr
Heating	2
Cooling	17
Water Heating	0
Lights & Appliances	22
Generation Savings	0
Total	42

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

Building Specification Summary

Property Green Heron Road Greenville, SC 29607 Model: 3BR Top	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Green Heron Apartments_3BR Top Preliminary Plans	Builder	

Building Information

Conditioned Area [ft²]	1,100.00
Conditioned Volume [ft³]	12,408.30
Thermal Boundary Area [ft²]	3,550.00
Number Of Bedrooms	3
Housing Type	Apartment, end unit

Rating

HERS ERI	53
HERS ERI w/o PV	53

Building Shell

Unconditioned Attic Ceiling	R-38 Attic Blown G1; U-0.026
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R-19 16" OC G1; U-0.059
Found. Walls	None
Framed Floors	None
Slabs	None

Windows (largest)	U-Value: 0.27, SHGC: 0.25
Window / Wall Ratio	0.07
Window / Floor Ratio	0.08
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	6 CFM25 / 100 ft² (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	120 CFM • 40.9 Watts • Supply Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	37.5	Range/Oven Fuel	Electric

**PERSONS WITH
DISABILITIES AND
AFFIRMATIVE FAIR
HOUSING
STATEMENT**

Person with Disabilities and Affirmative Fair Housing Statement

Persons with Disabilities Statement:

The owner will not give a preference based on disability type (actual or perceived) or being a client of a particular service provider (absent approval from the Authority).

Neither the owner's partners/members nor the property management company may engage in medical, therapeutic, or other activities regulated by the U.S. Centers for Medicare & Medicaid Services with respect to the residents.

The owner will -

- Expressly include reasonable accommodation in the application for tenancy
- Not ask applicants/residents for medical or other protected information unless and only to the extent legally necessary (e.g., processing reasonable accommodations requests)
- Use standard leases with the same rights available to, and responsibilities expected of, all households, including duration of tenancy (i.e., cannot be transitional)
- Ensure participation in any supportive services is entirely voluntary (not a formal or implied condition of occupancy)

Signature: _____

Member

Title: _____

Date: 04/27/2026

Affirmative Fair Housing Statement:

The ownership entity and management company agree to adopt and implement an Affirmative Fair Housing Marketing Plan, including outreach, marketing and advertising methods used to attract individuals on public housing waiting lists, prior to placing in service.

Signature: _____

President & CEO

Title: _____

Date: 04/27/2026