

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05

Registry ID:

Ekotrope ID: 2l1objBL

HERS® Index Score:

58

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

\$705

*Relative to an average U.S. home

Home:

465 Lockhart Ln Gaffney, SC
Gaffney, SC 29341

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.5	\$119
Cooling	2.1	\$71
Hot Water	3.7	\$127
Lights/Appliances	11.2	\$383
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	20.5	\$870

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

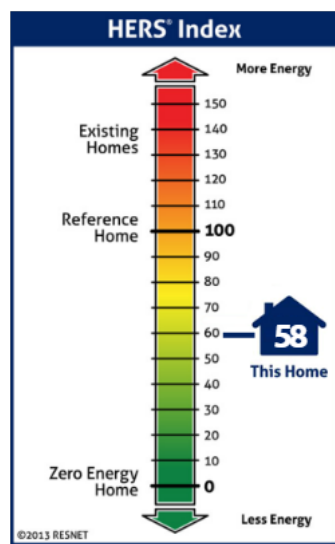
RESNET ID: 4443444

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: 5/8/26 at 2:06 PM



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1Br ext ground
Community:	SC MFNC V1.1 Garden
Conditioned Floor Area:	756 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 39.56 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.3, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	N/A



Ekotrope RATER - Version:4.0.0.3859

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	Organization	Inspection Status
465 Lockhart Ln Gaffney, SC Gaffney, SC 29341 Model: 1Br ext ground Community: SC MFNC V1.1 Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Builder		
Lockhart Landing_1Br garden ground SC MFNC V1_1Br garden ground		

Mandatory Requirements	ERI (HERS) Index Target	
✓ Duct leakage at post construction better than or equal to applicable requirements.	Reference Home ERI (HERS)	61
✓ Total building thermal envelope UA meets or exceeds applicable requirements.	SAF (Size Adjustment Factor)	1.00
✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.	SAF Adjusted ERI (HERS) Target	61
✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.	As Designed Home ERI (HERS)	58
✓ Total window thermal properties meet or exceed the applicable requirements	As Designed Home ERI (HERS) w/o PV	58
✓ 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	4.8	5.2
Cooling	4.3	4.0
Water Heating	3.8	3.0
Lights and Appliances	11.7	11.2
Total	24.6	23.4



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	-0.0

Energy Cost Savings \$/yr

Heating	-25
Cooling	-21
Water Heating	32
Lights & Appliances	12
Generation Savings	0
Total	-3

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

Ekotrope RATER - Version 4.0.0.3859

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Building Specification Summary

Property

465 Lockhart Ln Gaffney, SC
Gaffney, SC 29341
Model: 1Br ext ground
Community: SC MFNC V1.1 Garden

Organization

Southern Energy Managem
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

Lockhart Landing_1Br garden ground
SC MFNC V1_1Br garden ground

Building Information

Conditioned Area [ft²]	756.00
Conditioned Volume [ft³]	7,875.00
Thermal Boundary Area [ft²]	2,803.50
Number Of Bedrooms	1
Housing Type	Apartment, inside unit

Rating

HERS ERI	58
HERS ERI w/o PV	58

Building Shell

Unconditioned Attic Ceiling	None
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R15 FG G1 16"OC; U-0.077
Found. Walls	None
Framed Floors	None
Slabs	Uninsulated (wood); R-0

Windows (largest)	U-Value: 0.3, SHGC: 0.27
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	45 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 9 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	80 CFM (unmeasured) • 39.56 Watts (Default) • Exhaust 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 (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05

Registry ID:

Ekotrope ID: 23ZEOMYv

HERS® Index Score:

58

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

\$707

*Relative to an average U.S. home

Home:

465 Lockhart Ln Gaffney, SC
Gaffney, SC 29341

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.6	\$91
Cooling	2.5	\$87
Hot Water	3.7	\$127
Lights/Appliances	11.2	\$383
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	20.1	\$856

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

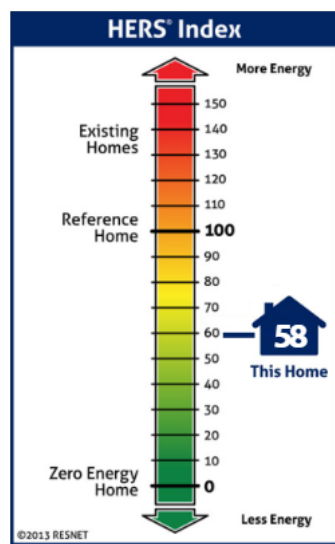
RESNET ID: 4443444

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: 5/8/26 at 2:06 PM



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1Br ext ground
Community:	SC MFNC V1.1 Garden
Conditioned Floor Area:	756 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 39.56 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Vented Attic, R-42
Window Type:	U-Value: 0.3, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11



Ekotrope RATER - Version:4.0.0.3859

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ENERGY STAR MF V1.1 Home Report

Property	Organization	Inspection Status
465 Lockhart Ln Gaffney, SC Gaffney, SC 29341 Model: 1Br ext ground Community: SC MFNC V1.1 Garden	Southern Energy Managem Benoit Rivard 9196228441	Results are projected
Builder		
Lockhart Landing_1Br garden top SC MFNC V1.1_1Br garden top		

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
✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.	SAF Adjusted ERI (HERS) Target	59
✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.	As Designed Home ERI (HERS)	58
✓ Total window thermal properties meet or exceed the applicable requirements	As Designed Home ERI (HERS) w/o PV	58
✓ 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	3.0	3.8
Cooling	4.6	4.7
Water Heating	3.8	3.0
Lights and Appliances	11.7	11.2
Total	23.0	22.7



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	-29
Cooling	-38
Water Heating	32
Lights & Appliances	12
Generation Savings	0
Total	-23

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

Ekotrope RATER - Version 4.0.0.3859

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Building Specification Summary

Property 465 Lockhart Ln Gaffney, SC Gaffney, SC 29341 Model: 1Br ext ground Community: SC MFNC V1.1 Garden	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Builder Lockhart Landing_1Br garden top SC MFNC V1.1_1Br garden top		

Building Information

Conditioned Area [ft²]	756.00
Conditioned Volume [ft³]	6,750.00
Thermal Boundary Area [ft²]	2,619.00
Number Of Bedrooms	1
Housing Type	Apartment, inside unit

Rating

HERS ERI	58
HERS ERI w/o PV	58

Building Shell

Unconditioned Attic Ceiling	R-42 Blown G1, Attic; U-0.024	Windows (largest)	U-Value: 0.3, SHGC: 0.27
Sealed Attic Ceiling	None	Window / Wall Ratio	0.05
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio	0.08
Above Grade Walls	R15 FG G1 16"OC; U-0.077	Infiltration	0.3 CFM50 / s.f. Shell Area
Found. Walls	None	Duct Lkg to Outside	Untested Forced Air
Framed Floors	None	Total Duct Leakage	45 CFM @ 25Pa (Post-Construction)
Slabs	None		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 9 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	80 CFM (unmeasured) • 39.56 Watts (Default) • Exhaust 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 (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05

Registry ID:

Ekotrope ID: vPVK69yL

HERS® Index Score:

60

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

\$818

*Relative to an average U.S. home

Home:

465 Lockhart Ln Gaffney, SC
Gaffney, SC 29341

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.2	\$143
Cooling	2.7	\$93
Hot Water	4.9	\$167
Lights/Appliances	13.2	\$453
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	25.0	\$1,024

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

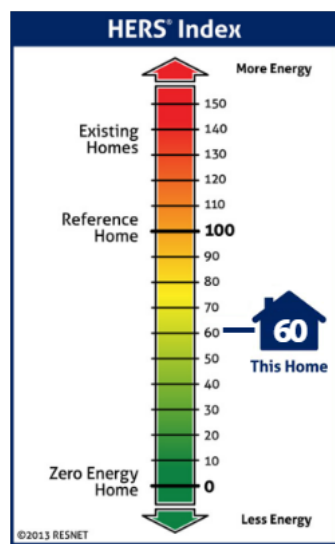
RESNET ID: 4443444

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: 5/8/26 at 2:06 PM



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2Br ext ground
Community:	Garden
Conditioned Floor Area:	952 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 32.25 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.3, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	N/A



Ekotrope RATER - Version:4.0.0.3859

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ENERGY STAR MF V1.1 Home Report

Property 465 Lockhart Ln Gaffney, SC Gaffney, SC 29341 Model: 2Br ext ground Community: Garden	Organization Southern Energy Managem Benoit Rivard 9196228441	Inspection Status Results are projected
Builder Lockhart Landing_2Br garden ground SC MFNC V1.1_2Br ext ground		

Mandatory Requirements	ERI (HERS) Index Target	
✓ Duct leakage at post construction better than or equal to applicable requirements.	Reference Home ERI (HERS)	62
✓ Total building thermal envelope UA meets or exceeds applicable requirements.	SAF (Size Adjustment Factor)	1.00
✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.	SAF Adjusted ERI (HERS) Target	62
✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.	As Designed Home ERI (HERS)	60
✓ Total window thermal properties meet or exceed the applicable requirements	As Designed Home ERI (HERS) w/o PV	60
✓ 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	5.5	6.2
Cooling	5.4	5.1
Water Heating	5.2	4.2
Lights and Appliances	13.7	13.2
Total	29.8	28.7



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		
Carbon Dioxide (CO ₂) - tons/yr	-0.0	Heating	-35
		Cooling	-30
		Water Heating	42
		Lights & Appliances	11
		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

Ekotrope RATER - Version 4.0.0.3859

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Building Specification Summary

Property

465 Lockhart Ln Gaffney, SC
Gaffney, SC 29341
Model: 2Br ext ground
Community: Garden

Organization

Southern Energy Managem
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

Lockhart Landing_2Br garden ground
SC MFNC V1.1_2Br ext ground

Building Information

Conditioned Area [ft²]	952.00
Conditioned Volume [ft³]	11,592.00
Thermal Boundary Area [ft²]	3,384.50
Number Of Bedrooms	2
Housing Type	Apartment, end unit

Rating

HERS ERI	60
HERS ERI w/o PV	60

Building Shell

Unconditioned Attic Ceiling	None
Sealed Attic Ceiling	None
Vaulted Ceiling / Exposed Exterior	None
Above Grade Walls	R15 FG G1 16"OC; U-0.077
Found. Walls	None
Framed Floors	None
Slabs	Uninsulated (wood); R-0

Windows (largest)	U-Value: 0.3, SHGC: 0.27
Window / Wall Ratio	0.07
Window / Floor Ratio	0.09
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	66.24 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 9 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	80 CFM (unmeasured) • 32.25 Watts (Default) • Exhaust 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 (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05

Registry ID:

Ekotrope ID: L0aNz3pd

HERS® Index Score:

58

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

\$844

*Relative to an average U.S. home

Home:

465 Lockhart Ln Gaffney, SC
Gaffney, SC 29341

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.3	\$113
Cooling	3.2	\$111
Hot Water	4.9	\$167
Lights/Appliances	13.2	\$454
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	24.7	\$1,013

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

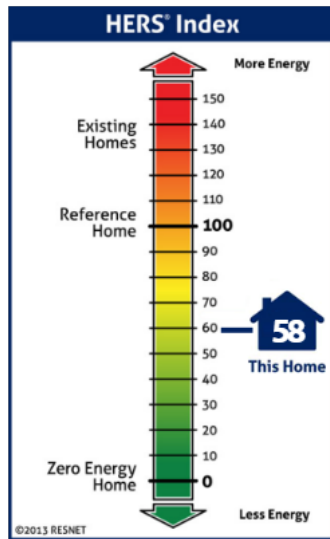
RESNET ID: 4443444

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: 5/8/26 at 2:06 PM



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2Br ext top
Community:	Garden
Conditioned Floor Area:	952 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 10 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 17 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	100 CFM (unmeasured) • 32.25 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Vented Attic, R-38
Window Type:	U-Value: 0.3, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11



Ekotrope RATER - Version:4.0.0.3859

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ENERGY STAR MF V1.1 Home Report

Property 465 Lockhart Ln Gaffney, SC Gaffney, SC 29341 Model: 2Br ext top Community: Garden	Organization Southern Energy Managem Benoit Rivard 9196228441	Inspection Status Results are projected
Builder Lockhart Landing_2Br garden top Pintail Pointe_2Br ext top		

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
✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.	SAF Adjusted ERI (HERS) Target	59
✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.	As Designed Home ERI (HERS)	58
✓ Total window thermal properties meet or exceed the applicable requirements	As Designed Home ERI (HERS) w/o PV	58
✓ 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	3.9	4.8
Cooling	5.6	5.8
Water Heating	5.2	4.2
Lights and Appliances	13.7	13.2
Total	28.4	28.0



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	-44
Cooling	-57
Water Heating	42
Lights & Appliances	11
Generation Savings	0
Total	-48

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

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Building Specification Summary

Property 465 Lockhart Ln Gaffney, SC Gaffney, SC 29341 Model: 2Br ext top Community: Garden	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Builder Lockhart Landing_2Br garden top Pintail Pointe_2Br ext top		

Building Information

Conditioned Area [ft²]	952.00
Conditioned Volume [ft³]	9,936.00
Thermal Boundary Area [ft²]	3,384.50
Number Of Bedrooms	2
Housing Type	Apartment, end unit

Rating

HERS ERI	58
HERS ERI w/o PV	58

Building Shell

Unconditioned Attic Ceiling	R-38 Attic Blown G1; U-0.027	Windows (largest)	U-Value: 0.3, SHGC: 0.27
Sealed Attic Ceiling	None	Window / Wall Ratio	0.07
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio	0.09
Above Grade Walls	R15 FG G1 16"OC; U-0.077	Infiltration	0.3 CFM50 / s.f. Shell Area
Found. Walls	None	Duct Lkg to Outside	Untested Forced Air
Framed Floors	None	Total Duct Leakage	66.24 CFM @ 25Pa (Post-Construction)
Slabs	None		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 10 HSPF
Cooling	Air Source Heat Pump • Electric • 17 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	100 CFM (unmeasured) • 32.25 Watts (Default) • Exhaust 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 (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05

Registry ID:

Ekotrope ID: vgGo3NRv

HERS® Index Score:

59

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

\$933

*Relative to an average U.S. home

Home:

465 Lockhart Ln Gaffney, SC
Gaffney, SC 29341

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	\$152
Cooling	3.2	\$109
Hot Water	6.0	\$205
Lights/Appliances	15.2	\$519
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	28.9	\$1,154

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

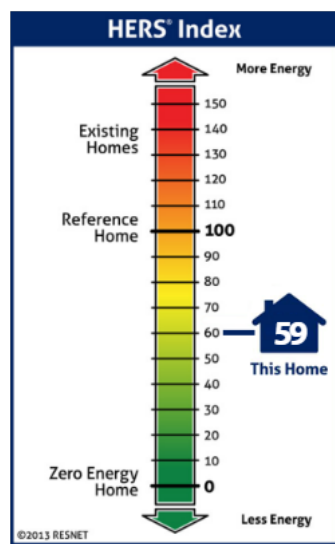
RESNET ID: 4443444

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: 5/8/26 at 2:06 PM



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3Br ext ground
Community:	3Br garden ground
Conditioned Floor Area:	1,122 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 38.2 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.3, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	N/A



Ekotrope RATER - Version:4.0.0.3859

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	Organization	Inspection Status
465 Lockhart Ln Gaffney, SC Gaffney, SC 29341 Model: 3Br ext ground Community: 3Br garden ground	Southern Energy Managem Benoit Rivard 9196228441	Results are projected
Builder		
Lockhart Landing_3Br garden ground SC MFNC V1.1_3Br garden ground		

Mandatory Requirements	ERI (HERS) Index Target	
✓ Duct leakage at post construction better than or equal to applicable requirements.	Reference Home ERI (HERS)	61
✓ Total building thermal envelope UA meets or exceeds applicable requirements.	SAF (Size Adjustment Factor)	1.00
✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.	SAF Adjusted ERI (HERS) Target	61
✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.	As Designed Home ERI (HERS)	59
✓ Total window thermal properties meet or exceed the applicable requirements	As Designed Home ERI (HERS) w/o PV	59
✓ 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	5.9	6.7
Cooling	6.4	5.9
Water Heating	6.6	5.3
Lights and Appliances	15.7	15.2
Total	34.6	33.0



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	-30
Carbon Dioxide (CO ₂) - tons/yr	0.0	Cooling	-27
		Water Heating	51
		Lights & Appliances	9
		Generation Savings	0
		Total	3

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

Ekotrope RATER - Version 4.0.0.3859

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property 465 Lockhart Ln Gaffney, SC Gaffney, SC 29341 Model: 3Br ext ground Community: 3Br garden ground	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Builder Lockhart Landing_3Br garden ground SC MFNC V1.1_3Br garden ground		

Building Information

Conditioned Area [ft²]	1,122.00
Conditioned Volume [ft³]	13,787.00
Thermal Boundary Area [ft²]	3,819.00
Number Of Bedrooms	3
Housing Type	Apartment, end unit

Rating

HERS ERI	59
HERS ERI w/o PV	59

Building Shell

Unconditioned Attic Ceiling	None	Windows (largest)	U-Value: 0.3, SHGC: 0.27
Sealed Attic Ceiling	None	Window / Wall Ratio	0.07
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio	0.08
Above Grade Walls	R15 FG G1 16"OC; U-0.077	Infiltration	0.3 CFM50 / s.f. Shell Area
Found. Walls	None	Duct Lkg to Outside	Untested Forced Air
Framed Floors	None	Total Duct Leakage	78.78 CFM @ 25Pa (Post-Construction)
Slabs	Uninsulated (wood); R-0		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 9 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	80 CFM (unmeasured) • 38.2 Watts (Default) • Exhaust 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 (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05

Registry ID:

Ekotrope ID: vyzmRyo2

HERS® Index Score:

60

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

\$927

*Relative to an average U.S. home

Home:

465 Lockhart Ln Gaffney, SC
Gaffney, SC 29341

Builder:

Your Home's Estimated Energy Use:

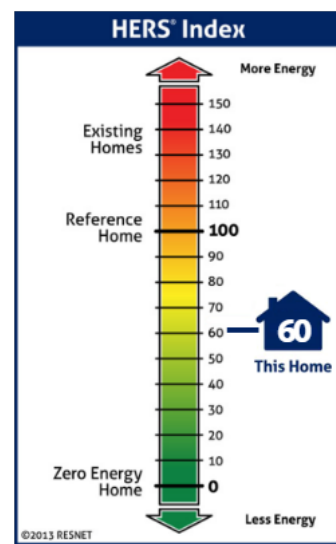
	Use [MBtu]	Annual Cost
Heating	3.9	\$132
Cooling	4.1	\$140
Hot Water	6.0	\$205
Lights/Appliances	15.2	\$520
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	29.2	\$1,164

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.0

2009 International Energy Conservation Code

2006 International Energy Conservation Code



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3Br ext top
Community:	Garden
Conditioned Floor Area:	1,122 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 38.2 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Vented Attic, R-38
Window Type:	U-Value: 0.3, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

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: 5/8/26 at 2:06 PM



Ekotrope RATER - Version:4.0.0.3859

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
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ENERGY STAR MF V1.1 Home Report

Property	Organization	Inspection Status
465 Lockhart Ln Gaffney, SC Gaffney, SC 29341 Model: 3Br ext top Community: Garden	Southern Energy Managem Benoit Rivard 9196228441	Results are projected
Builder		
Lockhart Landing_3Br garden top SC MFNC V1.1_3Br garden top		

Mandatory Requirements

This design does not pass Energy Star

ERI (HERS) Index Target

Reference Home ERI (HERS)	59
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	59
As Designed Home ERI (HERS)	60
As Designed Home ERI (HERS) w/o PV	60

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

	ENERGY STAR	As Designed
Heating	3.8	5.6
Cooling	6.6	7.3
Water Heating	6.6	5.3
Lights and Appliances	15.7	15.2
Total	32.8	33.4



This home DOES NOT MEET the requirements for designation as an EPA ENERGY STAR Qualified Home.

Pollution Prevented

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

Energy Cost Savings	\$/yr
Heating	-44
Cooling	-68
Water Heating	51
Lights & Appliances	10
Generation Savings	0
Total	-52

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 465 Lockhart Ln Gaffney, SC Gaffney, SC 29341 Model: 3Br ext top Community: Garden	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Builder Lockhart Landing_3Br garden top SC MFNC V1.1_3Br garden top		

Building Information

Conditioned Area [ft²]	1,122.00
Conditioned Volume [ft³]	11,817.00
Thermal Boundary Area [ft²]	3,594.00
Number Of Bedrooms	3
Housing Type	Apartment, end unit

Rating

HERS ERI	60
HERS ERI w/o PV	60

Building Shell

Unconditioned Attic Ceiling	R-38 Attic Blown G1; U-0.027	Windows (largest)	U-Value: 0.3, SHGC: 0.27
Sealed Attic Ceiling	None	Window / Wall Ratio	0.07
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio	0.08
Above Grade Walls	R15 FG G1 16"OC; U-0.077	Infiltration	0.3 CFM50 / s.f. Shell Area
Found. Walls	None	Duct Lkg to Outside	Untested Forced Air
Framed Floors	None	Total Duct Leakage	78.78 CFM @ 25Pa (Post-Construction)
Slabs	None		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 9 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	80 CFM (unmeasured) • 38.2 Watts (Default) • Exhaust 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 (CFM/Watt)	80.0	Range/Oven Fuel	Electric