



Resource Housing Group

April 13, 2026

State Senator Jeff Zell
418D Blatt Bldg.
Columbia 29201

Dear Senator Zell:

In accordance with the 2026 Qualified Action 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 Manning, SC. Funding for the development may consist of both federal and state tax credits.

Development:	Peaks of Manning II Kennedy Lane Manning, SC 29102
Construction Type:	New Construction
# of Units:	up to 60 Units
Acreage:	4.23+/-
Targeting:	Family

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 684-0006.

Sincerely,

Sam Coats
Vice President



Resource Housing Group

April 13, 2026

State Representative Fawn M. Pedalino
418D Blatt Bldg.
Columbia 29201

Dear Representative Pedalino:

In accordance with the 2026 Qualified Action 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 Manning, SC. Funding for the development may consist of both federal and state tax credits.

Development:	Peaks of Manning II Kennedy Lane Manning, SC 29102
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# of Units:	up to 60 Units
Acreage:	4.23+/-
Targeting:	Family

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 684-0006.

Sincerely,

Sam Coats
Vice President



Resource Housing Group

April 13, 2026

Mayor Julia A. Nelson
29 West Boyce Street
Manning, SC 29102

Dear Mayor Nelson:

In accordance with the 2026 Qualified Action 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 Manning, SC. Funding for the development may consist of both federal and state tax credits.

Development:	Peaks of Manning II Kennedy Lane Manning, SC 29102
Construction Type:	New Construction
# of Units:	up to 60 Units
Acreage:	4.23+/-
Targeting:	Family

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Sincerely,

Sam Coats
Vice President



Resource Housing Group

April 13, 2026

Councilmember Julius Dukes Jr.
29 West Boyce Street
Manning, SC 29102

Dear Councilmember Julius Dukes Jr.:

In accordance with the 2026 Qualified Action 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 Manning, SC. Funding for the development may consist of both federal and state tax credits.

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Construction Type:	New Construction
# of Units:	up to 60 Units
Acreage:	4.23+/-
Targeting:	Family

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Sincerely,

Sam Coats
Vice President



Resource Housing Group

April 13, 2026

Councilmember Clayton Pack
29 West Boyce Street
Manning, SC 29102

Dear Councilmember Pack:

In accordance with the 2026 Qualified Action 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 Manning, SC. Funding for the development may consist of both federal and state tax credits.

Development:	Peaks of Manning II Kennedy Lane Manning, SC 29102
Construction Type:	New Construction
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Acreage:	4.23+/-
Targeting:	Family

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Sincerely,

Sam Coats
Vice President



Resource Housing Group

April 13, 2026

Mayor Pro Tem Diane D. Georgia
29 West Boyce Street
Manning, SC 29102

Dear Mayor Pro Tem Georgia:

In accordance with the 2026 Qualified Action 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 Manning, SC. Funding for the development may consist of both federal and state tax credits.

Development:	Peaks of Manning II Kennedy Lane Manning, SC 29102
Construction Type:	New Construction
# of Units:	up to 60 Units
Acreage:	4.23+/-
Targeting:	Family

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Sincerely,

Sam Coats
Vice President



Resource Housing Group

April 13, 2026

Councilmember Ervin Davis, Sr.
29 West Boyce Street
Manning, SC 29102

Dear Councilmember Davis:

In accordance with the 2026 Qualified Action 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 Manning, SC. Funding for the development may consist of both federal and state tax credits.

Development:	Peaks of Manning II Kennedy Lane Manning, SC 29102
Construction Type:	New Construction
# of Units:	up to 60 Units
Acreage:	4.23+/-
Targeting:	Family

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 684-0006.

Sincerely,

Sam Coats
Vice President



Resource Housing Group

April 13, 2026

Councilmember Johnny E. Gordon
29 West Boyce Street
Manning, SC 29102

Dear Councilmember Gordon:

In accordance with the 2026 Qualified Action 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 Manning, SC. Funding for the development may consist of both federal and state tax credits.

Development:	Peaks of Manning II Kennedy Lane Manning, SC 29102
Construction Type:	New Construction
# of Units:	up to 60 Units
Acreage:	4.23+/-
Targeting:	Family

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 684-0006.

Sincerely,

Sam Coats
Vice President



Resource Housing Group

April 13, 2026

Councilmember Sherry A. Welle
29 West Boyce Street
Manning, SC 29102

Dear Councilmember Welle:

In accordance with the 2026 Qualified Action 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 Manning, SC. Funding for the development may consist of both federal and state tax credits.

Development:	Peaks of Manning II Kennedy Lane Manning, SC 29102
Construction Type:	New Construction
# of Units:	up to 60 Units
Acreage:	4.23+/-
Targeting:	Family

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 684-0006.

Sincerely,

Sam Coats
Vice President

EXHIBIT Z

Sustainable Building Selection

Development Name: Peaks of Manning II

Sustainable Building Option: NGBS Bronze

I, Peaks of Manning II, LP (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

5-11-26

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.

Michael Benda-Pierce
Digitally signed by Michael
Benda-Pierce
Date: 2026.05.08 12:09:09 -04'00'

Signature and Certification of Sustainable Building Professional

5/8/2026

Date

Michael Benda-Pierce

Name of Sustainable Building 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.

5/8/2026

Energy Model & Green Program Assumptions Disclosure

Southern Energy Management has built energy models for the following project:

- **Peaks of Manning II**

The energy models follow the *ANSI/RESNET/ICC 301-2019 Standard for the Calculation and Labeling of the Energy Performance of Dwelling and Sleeping Units using an Energy Rating Index*.

The inputs in the energy models that are used to demonstrate preliminary compliance with the South Carolina QAP standards are based upon the minimum requirements for Energy Star, as well as the initial plans provided (if applicable) to Southern Energy Management. If plans were provided, they were assumed to be the latest version and a representation of what will be constructed on site.

Unless otherwise indicated, building envelope performance values are assumed to be code minimum for the applicable jurisdiction and are also subject to change after on-site testing is performed. Initial files sent to the project team may indicate a variation in unit square footage values than what is provided to SEM on the preliminary plans. This difference can be attributed to the differing protocols for measuring units between the architect and the residential modeler. If square footage below is the same as the values listed in the Exhibit G, note that once measured for the final energy model the square footage utilized may vary.

Southern Energy Management does not guarantee nor attest compliance with the applicable QAP requirements based on these preliminary models or plan set(s) as our review is based on ENERGY STAR for Multifamily New Construction V1.1 compliance and green program (NGBS Bronze) qualification. All inputs listed in the following Building File Reports are subject to change with any alterations or modifications in the construction documents plan set as well as differences observed during on-site inspections.

As Modeled Unit Type(s)*

**Plans used to generate these scores are preliminary and may not be representative of the final design.*

Number of Bedrooms	Square Footage	Average HERS
1 bedroom	751	58

2 bedroom	908	58
3 bedroom	1101	58

About Southern Energy Management

Southern Energy Management (SEM) is a HERS rater training provider that has been committed to improving the way people create, consume, and conserve energy since 2001. We are a team of over 180 building performance and solar experts who believe what you do is important, and how you do it matters just as much. SEM provides consultations, inspections, testing and third party verification for multifamily & commercial green building certification programs including (but not limited to): HERS Ratings, ENERGY STAR, National Green Building Standard, LEED, Green Globes, EarthCraft, Fitwel, etc.

<https://southern-energy.com/multifamily-energy-services/>



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05
Registry ID:
Ekotrope ID: vDKD9QGd

HERS® Index Score:

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

58

Annual Savings

\$966

*Relative to an average U.S. home

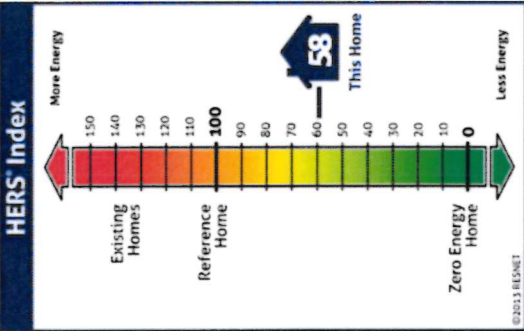
Home:
121 Kennedy Lane
Manning, SC
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.8	\$250
Cooling	1.4	\$61
Hot Water	4.1	\$178
Lights/Appliances	11.0	\$474
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	22.3	\$1,131

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



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1Br ext ground
Community:	SC MFNCV1.1 Garden
Conditioned Floor Area:	751 ft²
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) • 39.41 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

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

Benoit Rivard, Certified Energy Rater
Digitally signed: 5/8/26 at 11:59 AM



ENERGY STAR MF V1.1 Home Report

Property

121 Kennedy Lane
Manning, SC
Model: 1Br ext ground
Community: SC MFNC V1.1 Garden

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

Peaks of Manning II_1Br garden ground
SC MFNC V1_1Br garden ground

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ 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)	60
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	60
As Designed Home ERI (HERS)	58
As Designed Home ERI (HERS) w/o PV	58

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

	ENERGY STAR	As Designed
Heating	7.7	8.2
Cooling	3.1	2.8
Water Heating	4.3	3.4
Lights and Appliances	11.5	11.0
Total	26.5	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 (CO₂) - tons/yr 0.0

Energy Cost Savings

\$/yr

Heating	-40
Cooling	-20
Water Heating	44
Lights & Appliances	17
Generation Savings	0
Total	1

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

121 Kennedy Lane
Manning, SC
Model: 1Br ext ground
Community: SC MFNC V1.1 Garden

Organization

Southern Energy Managem
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

Peaks of Manning II_1Br garden ground
SC MFNC V1_1Br garden ground

Building Information

Conditioned Area [ft²]	751.00
Conditioned Volume [ft³]	7,885.50
Thermal Boundary Area [ft²]	2,793.50
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	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	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) • 39.41 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: dWP39OKv

HERS® Index Score:

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

57

Annual Savings

\$954

*Relative to an average U.S. home

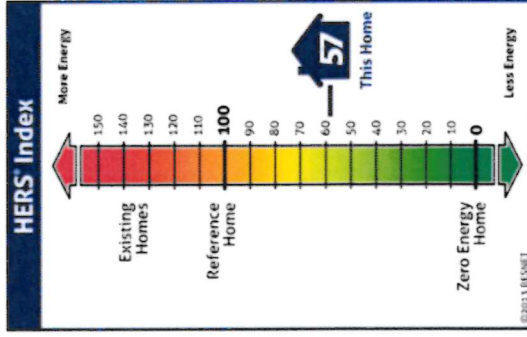
Home:
121 Kennedy Lane
Manning, SC
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	\$195
Cooling	1.8	\$79
Hot Water	4.1	\$178
Lights/Appliances	11.0	\$475
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	21.5	\$1,095

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



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1Br ext ground
Community:	SC MFNCV1.1 Garden
Conditioned Floor Area:	751 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) • 39.41 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

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 11:59 AM



ENERGY STAR MF V1.1 Home Report

Property	Organization	Inspection Status
121 Kennedy Lane	Southern Energy Managem	Results are projected
Manning, SC	Benoit Rivard	
Model: 1Br ext ground	9196228441	
Community: SC MFNC V1.1 Garden		
Builder		
Peaks of Manning II_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) 57
✓ 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 57
✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.	As Designed Home ERI (HERS) 57
✓ Total window thermal properties meet or exceed the applicable requirements	As Designed Home ERI (HERS) w/o PV 57
✓ 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	4.9	6.3
Cooling	3.5	3.5
Water Heating	4.3	3.4
Lights and Appliances	11.5	11.0
Total	24.3	24.1



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	Heating	-54
Carbon Dioxide (CO ₂) - tons/yr	Cooling	-35
	Water Heating	44
	Lights & Appliances	17
	Generation Savings	0
	Total	-28

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

121 Kennedy Lane
Manning, SC
Model: 1Br ext ground
Community: SC MFNC V1.1 Garden

Organization

Southern Energy Managem
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

Peaks of Manning II_1Br garden top
SC MFNC V1.1_1Br garden top

Building Information

Conditioned Area [ft²]	751.00
Conditioned Volume [ft³]	6,759.00
Thermal Boundary Area [ft²]	2,609.00
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-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) • 39.41 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: dBMD9Q1L

HERS® Index Score:

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

58

Annual Savings

\$1,111

*Relative to an average U.S. home

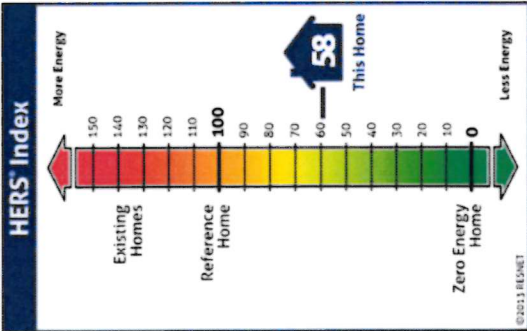
Home:
121 Kennedy Lane
Manning, SC
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.8	\$290
Cooling	1.8	\$77
Hot Water	5.5	\$235
Lights/Appliances	12.8	\$552
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	26.8	\$1,321

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



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2Br ext ground
Community:	Garden
Conditioned Floor Area:	908 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) • 31.41 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

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 11:59 AM



ENERGY STAR MF V1.1 Home Report

Property

121 Kennedy Lane
Manning, SC
Model: 2Br ext ground
Community: Garden

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

Peaks of Manning II_2Br garden ground
SC MFNC V1.1_2Br ext ground

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ 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)	60
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	60
As Designed Home ERI (HERS)	58
As Designed Home ERI (HERS) w/o PV	58

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

	ENERGY STAR	As Designed
Heating	8.8	9.6
Cooling	3.7	3.4
Water Heating	5.9	4.7
Lights and Appliances	13.4	12.8
Total	31.7	30.6



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

Carbon Dioxide (CO₂) - tons/yr

Reduction

-0.0

Energy Cost Savings

\$/yr

Heating	-62
Cooling	-29
Water Heating	58
Lights & Appliances	16
Generation Savings	0
Total	-16

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	Organization	Inspection Status
121 Kennedy Lane	Southern Energy Managem	Results are projected
Manning, SC	Benoit Rivard	
Model: 2Br ext ground	9196228441	
Community: Garden		
Builder		
Peaks of Manning II_2Br garden ground		
SC MFNC V1.1_2Br ext ground		

Building Information		Rating	
Conditioned Area [ft²]	908.00	HERS ERI	58
Conditioned Volume [ft³]	9,534.00	HERS ERI w/o PV	58
Thermal Boundary Area [ft²]	3,296.50		
Number Of Bedrooms	2		
Housing Type	Apartment, end unit		

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	0.10
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	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) • 31.41 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: L9MOyb3L

HERS® Index Score:

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

57

Annual Savings

\$1,138

*Relative to an average U.S. home

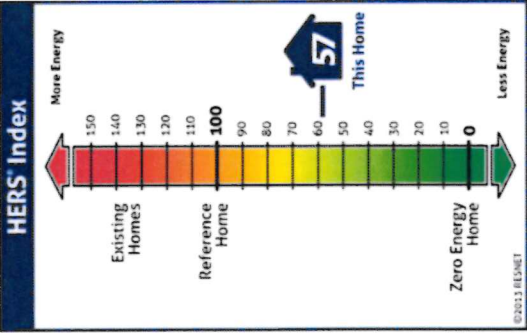
Home:
121 Kennedy Lane
Manning, SC
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.4	\$231
Cooling	2.3	\$97
Hot Water	5.4	\$235
Lights/Appliances	12.8	\$552
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	25.9	\$1,283

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
2006 International Energy Conservation Code



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2Br ext top
Community:	Garden
Conditioned Floor Area:	908 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) • 31.41 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

Benoit Rivard, Certified Energy Rater
Digitally signed: 5/8/26 at 11:59 AM



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

121 Kennedy Lane
Manning, SC
Model: 2Br ext top
Community: Garden

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

Peaks of Manning II_2Br garden top
SC MFNC V1.1_2Br ext top

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ 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	6.3	7.5
Cooling	4.1	4.2
Water Heating	5.9	4.7
Lights and Appliances	13.4	12.8
Total	29.8	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 (CO₂) - tons/yr

-0.2

Energy Cost Savings

\$/yr

Heating	-80
Cooling	-53
Water Heating	58
Lights & Appliances	17
Generation Savings	0
Total	-58

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

121 Kennedy Lane
Manning, SC
Model: 2Br ext top
Community: Garden

Organization

Southern Energy Managem
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

Peaks of Manning II_2Br garden top
SC MFNC V1.1_2Br ext top

Building Information

Conditioned Area [ft²]	908.00
Conditioned Volume [ft³]	8,172.00
Thermal Boundary Area [ft²]	3,296.50
Number Of Bedrooms	2
Housing Type	Apartment, end unit

Rating

HERS ERI	57
HERS ERI w/o PV	57

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	0.10
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) • 31.41 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: LK5q9VOv

HERS® Index Score:

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

58

Annual Savings

\$1,283

*Relative to an average U.S. home

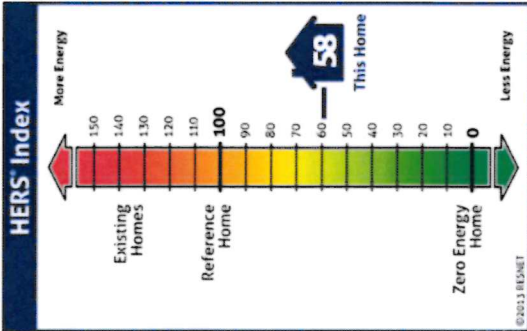
Home:
121 Kennedy Lane
Manning, SC
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.4	\$315
Cooling	2.1	\$92
Hot Water	6.7	\$287
Lights/Appliances	14.8	\$634
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	31.0	\$1,497

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



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3Br ext ground
Community:	3Br garden ground
Conditioned Floor Area:	1,101 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) • 37.82 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

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 11:59 AM



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

121 Kennedy Lane
Manning, SC
Model: 3Br ext ground
Community: 3Br garden ground

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

Peaks of Manning II_3Br garden ground
SC MFNC V1.1_3Br garden ground

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ 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)	60
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	60
As Designed Home ERI (HERS)	58
As Designed Home ERI (HERS) w/o PV	58

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

	ENERGY STAR	As Designed
Heating	9.5	10.5
Cooling	4.5	4.1
Water Heating	7.4	6.0
Lights and Appliances	15.4	14.8
Total	36.8	35.3



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	-52
Cooling	-26
Water Heating	71
Lights & Appliances	16
Generation Savings	0
Total	9

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	Organization	Inspection Status
121 Kennedy Lane	Southern Energy Managem	Results are projected
Manning, SC	Benoit Rivard	
Model: 3Br ext ground	9196228441	
Community: 3Br garden ground		
Builder		
Peaks of Manning II_3Br garden ground		
SC MFNC V1.1_3Br garden ground		

Building Information		Rating	
Conditioned Area [ft²]	1,101.00	HERS ERI	58
Conditioned Volume [ft³]	11,560.50	HERS ERI w/o PV	58
Thermal Boundary Area [ft²]	3,777.00		
Number Of Bedrooms	3		
Housing Type	Apartment, end unit		

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) • 37.82 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: da8VRxGL

HERS® Index Score:

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

57

Annual Savings

\$1,279

*Relative to an average U.S. home

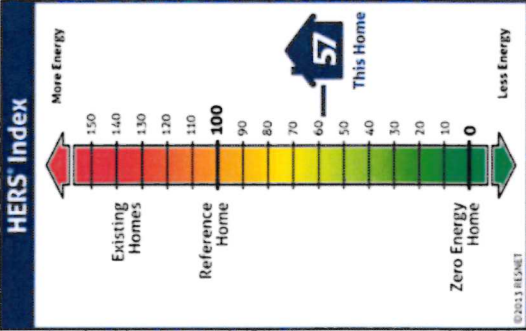
Home:
121 Kennedy Lane
Manning, SC
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.5	\$278
Cooling	2.6	\$110
Hot Water	6.7	\$288
Lights/Appliances	14.6	\$628
Service Charges		\$168
Generation (e.g. Solar)	0.0	\$0
Total:	30.4	\$1,472

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



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3Br ext top
Community:	Garden
Conditioned Floor Area:	1,101 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 8.8 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:	80 CFM (unmeasured) • 37.82 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: 0.25
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



[Signature]

Benoit Rivard, Certified Energy Rater
Digitally signed: 5/8/26 at 11:59 AM



ENERGY STAR MF V1.1 Home Report

Property

121 Kennedy Lane
Manning, SC
Model: 3Br ext top
Community: Garden

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

Peaks of Manning II_3Br garden top
SC MFNC V1.1_3Br garden top

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ 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	6.5	9.0
Cooling	5.0	4.7
Water Heating	7.4	6.0
Lights and Appliances	15.4	14.6
Total	34.3	34.3



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 (CO₂) - tons/yr

-0.1

Energy Cost Savings

\$/yr

Heating	-86
Cooling	-43
Water Heating	71
Lights & Appliances	24
Generation Savings	0
Total	-35

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

121 Kennedy Lane
Manning, SC
Model: 3Br ext top
Community: Garden

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

Peaks of Manning II_3Br garden top
SC MFNC V1.1_3Br garden top

Building Information

Conditioned Area [ft²]	1,101.00
Conditioned Volume [ft³]	9,909.00
Thermal Boundary Area [ft²]	3,552.00
Number Of Bedrooms	3
Housing Type	Apartment, end unit

Rating

HERS ERI	57
HERS ERI w/o PV	57

Building Shell

Unconditioned Attic Ceiling	R-38 Attic Blown G1; U-0.027	Windows (largest)	U-Value: 0.3, SHGC: 0.25
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	44 CFM @ 25Pa (Post-Construction)
Slabs	None		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 8.8 HSPF
Cooling	Air Source Heat Pump • Electric • 17 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	80 CFM (unmeasured) • 37.82 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)	450.0	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

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: _____

Vice President

Title: _____

4/29/2026

Date: _____

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: _____

Vice President

Title: _____

4/29/2026

Date: _____