

County Notification



Rusty Burns
Anderson County Administrator
101 South Main Street
Anderson, SC 29624

For Mailing: P.O. Box 8002
Anderson, SC 29622

Dear County Administrator,

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 Anderson, SC. Funding for the development may consist of both federal and state tax credits.

Development: Mill House
500 Glenn St
Anderson, SC 29625

Construction Type: New Construction

of Units: 52 Units

Acreage: 4+/-

Targeting: Family

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 949-3871.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jody Tucker'.

Jody Tucker
Member

County Notification



Chris N. Sullivan
Anderson County Council Member (District One)
101 South Main Street
Anderson, SC 29624

For Mailing: P.O. Box 8002
Anderson, SC 29622

Dear County Council Member,

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 Anderson, SC. Funding for the development may consist of both federal and state tax credits.

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Targeting: Family

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 949-3871.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jody Tucker', is written over the signature line.

Jody Tucker
Member

County Notification



Glenn A. Davis
Anderson County Council Member (District Two)
101 South Main Street
Anderson, SC 29624

For Mailing: P.O. Box 8002
Anderson, SC 29622

Dear County Council Member,

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 Anderson, SC. Funding for the development may consist of both federal and state tax credits.

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of Units: 52 Units

Acreage: 4+/-

Targeting: Family

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 949-3871.

Sincerely,



Jody Tucker
Member

County Notification



Greg Elgin
Anderson County Council Member (District Three)
101 South Main Street
Anderson, SC 29624

For Mailing: P.O. Box 8002
Anderson, SC 29622

Dear County Council Member,

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 Anderson, SC. Funding for the development may consist of both federal and state tax credits.

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 500 Glenn St
 Anderson, SC 29625

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of Units: 52 Units

Acreage: 4+/-

Targeting: Family

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Sincerely,

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Jody Tucker
Member

County Notification



Brett Sanders
Anderson County Council Member (District Four)
101 South Main Street
Anderson, SC 29624

For Mailing: P.O. Box 8002
Anderson, SC 29622

Dear County Council Member,

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 Anderson, SC. Funding for the development may consist of both federal and state tax credits.

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500 Glenn St
Anderson, SC 29625

Construction Type: New Construction

of Units: 52 Units

Acreage: 4+/-

Targeting: Family

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 949-3871.

Sincerely,



Jody Tucker
Member

County Notification



Tommy Dunn
Anderson County Council Member | Chairman (District Five)
101 South Main Street
Anderson, SC 29624

For Mailing: P.O. Box 8002
Anderson, SC 29622

Dear County Council Member | Chairman,

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 Anderson, SC. Funding for the development may consist of both federal and state tax credits.

Development: Mill House
500 Glenn St
Anderson, SC 29625

Construction Type: New Construction

of Units: 52 Units

Acreage: 4+/-

Targeting: Family

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 949-3871.

Sincerely,



Jody Tucker
Member

County Notification



Jimmy Davis
Anderson County Council Member (District Six)
101 South Main Street
Anderson, SC 29624

For Mailing: P.O. Box 8002
Anderson, SC 29622

Dear County Council Member,

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 Anderson, SC. Funding for the development may consist of both federal and state tax credits.

Development: Mill House
500 Glenn St
Anderson, SC 29625

Construction Type: New Construction

of Units: 52 Units

Acreage: 4+/-

Targeting: Family

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 949-3871.

Sincerely,



Jody Tucker
Member

County Notification



Cindy Wilson
Anderson County Council Member (District Seven)
101 South Main Street
Anderson, SC 29624

For Mailing: P.O. Box 8002
Anderson, SC 29622

Dear County Council Member,

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 Anderson, SC. Funding for the development may consist of both federal and state tax credits.

Development: Mill House
 500 Glenn St
 Anderson, SC 29625

Construction Type: New Construction

of Units: 52 Units

Acreage: 4+/-

Targeting: Family

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 949-3871.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jody Tucker'.

Jody Tucker
Member

Legislative Notification



Donald G. Chapman
SC House District 8
436D Blatt Bldg
Columbia, SC 29201

Mailing Address: P.O. Box 3969
Anderson, SC 29622

Dear South Carolina State Representative,

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 Anderson, SC. Funding for the development may consist of both federal and state tax credits.

Development: Mill House
 500 Glenn St
 Anderson, SC 29625

Construction Type: New Construction

of Units: 52 Units

Acreage: 4+/-

Targeting: Family

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 949-3871.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jody Tucker'.

Jody Tucker
Member

Legislative Notification



Michael W. Gambrell
SC Senate District 4
504 Gressette Bldg
Columbia, SC 29202

Dear South Carolina State Senator,

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 Anderson, SC. Funding for the development may consist of both federal and state tax credits.

Development: Mill House
500 Glenn St
Anderson, SC 29625

Construction Type: New Construction

of Units: 52 Units

Acreage: 4+/-

Targeting: Family

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (404) 949-3871.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jody Tucker'.

Jody Tucker
Member

EXHIBIT Z

Sustainable Building Selection

Development Name: Mill House

Sustainable Building Option: NGBS Bronze

I, Mill House (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]
Signature and Certification of Applicant

5/7/26
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.

Kristyn Mott Digitally signed by Kristyn Mott
Date: 2026.05.07 15:41:01 -04'00'
Signature and Certification of Sustainable Building Professional

5/7/2026
Date

Kristyn Mott
Name of Sustainable Building Professional

5/6/2026

Energy Model & Green Program Assumptions Disclosure

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

- **Mill House**

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	802	55

2 bedroom	974	54
3 bedroom	1334	55

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: 2RJBKlq2

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

55

Annual Savings

\$849

*Relative to an average U.S. home

Home:
500 Glenn Street Anderson SC 29625
Anderson, SC 29625
Builder:
Creative Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	2.2	\$86
Cooling	1.0	\$41
Hot Water	4.1	\$162
Lights/Appliances	11.2	\$445
Service Charges		\$144
Generation (e.g. Solar)	0.0	\$0
Total:	18.4	\$877

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

Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1 BR Ground
Community:	Aston Pointe
Conditioned Floor Area:	802 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 8.1 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	761 CFM50 (6.33 ACH50) (Adjusted Infiltration: 2.61 ACH50)
Ventilation:	64 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: 0.3, SHGC: 0.22
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: 5/7/26 at 3:34 PM



ENERGY STAR MF V1.1 Home Report

Property

500 Glenn Street Anderson SC 29625
Anderson, SC 29625
Model: 1 BR Ground
Community: Aston Pointe

Organization

Southern Energy Managem
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

Creative Builders

Mill House_1 BR_Ground
26024- QAP-MILL HOUSE_REVIEW

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)	55
As Designed Home ERI (HERS) w/o PV	55

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

	ENERGY STAR	As Designed
Heating	2.8	2.7
Cooling	1.6	1.3
Water Heating	3.4	3.4
Lights and Appliances	11.6	11.2
Total	19.4	18.6



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	0.1

Energy Cost Savings

	\$/yr
Heating	6
Cooling	11
Water Heating	1
Lights & Appliances	18
Generation Savings	0
Total	36

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
500 Glenn Street Anderson SC 29625	Southern Energy Management	Results are projected
Anderson, SC 29625	Benoit Rivard	
Model: 1 BR Ground	9196228441	
Community: Aston Pointe		
	Builder	
Mill House_1 BR_Ground	Creative Builders	
26024- QAP-MILL HOUSE_REVIEW		

Building Information		Rating	
Conditioned Area [ft²]	802.00	HERS ERI	55
Conditioned Volume [ft³]	7,218.00	HERS ERI w/o PV	55
Thermal Boundary Area [ft²]	2,634.50		
Number Of Bedrooms	1		
Housing Type	Apartment, inside unit		

Building Shell

Unconditioned Attic Ceiling	None	Windows (largest)	U-Value: 0.3, SHGC: 0.22
Sealed Attic Ceiling	None	Window / Wall Ratio	0.07
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio	0.07
Above Grade Walls	R-19 16" OC G1; U-0.059	Infiltration	761 CFM50 (6.33 ACH50)
Found. Walls	None	Duct Lkg to Outside	Untested Forced Air
Framed Floors	None	Total Duct Leakage	56 CFM @ 25Pa (Post-Construction)
Slabs	Uninsulated (wood); R-0		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 8.1 HSPF2
Cooling	Air Source Heat Pump • Electric • 16 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	64 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)	462.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	43.5	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05
Registry ID:
Ekotrope ID: dqbPk9Wv

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

55

Annual Savings

\$916

*Relative to an average U.S. home

Home:
500 Glenn Street Anderson, SC 29625
Anderson, SC 29625
Builder:
Creative Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.0	\$120
Cooling	1.7	\$68
Hot Water	4.1	\$162
Lights/Appliances	11.2	\$445
Service Charges		\$144
Generation (e.g. Solar)	0.0	\$0
Total:	20.0	\$938

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

Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1 BR Ground
Community:	Aston Pointe
Conditioned Floor Area:	802 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 8.1 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	550 CFM50 (4.57 ACH50) (Adjusted Infiltration: 4.57 ACH50)
Ventilation:	64 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: 0.3, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13



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: 5/7/26 at 3:34 PM



ENERGY STAR MF V1.1 Home Report

Property

500 Glenn Street Anderson, SC 29625
Anderson, SC 29625
Model: 1 BR Ground
Community: Aston Pointe

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Mill House_1 BR_Top

26024- QAP-MILL HOUSE_REVIEW

Builder

Creative Builders

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)	55
As Designed Home ERI (HERS) w/o PV	55

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

	ENERGY STAR	As Designed
Heating	3.6	3.9
Cooling	2.7	2.3
Water Heating	3.4	3.4
Lights and Appliances	11.6	11.2
Total	21.3	20.7



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	5
Cooling	16
Water Heating	1
Lights & Appliances	18
Generation Savings	0
Total	40

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

500 Glenn Street Anderson, SC 29625
Anderson, SC 29625
Model: 1 BR Ground
Community: Aston Pointe

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Mill House_1 BR_Top
26024- QAP-MILL HOUSE_REVIEW

Builder

Creative Builders

Building Information

Conditioned Area [ft²]	802.00
Conditioned Volume [ft³]	7,218.00
Thermal Boundary Area [ft²]	1,832.50
Number Of Bedrooms	1
Housing Type	Apartment, inside unit

Rating

HERS ERI	55
HERS ERI w/o PV	55

Building Shell

Unconditioned Attic Ceiling	R-38 Attic Blown G1; U-0.026	Windows (largest)	U-Value: 0.3, SHGC: 0.22
Sealed Attic Ceiling	None	Window / Wall Ratio	0.07
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio	0.07
Above Grade Walls	R-19 16" OC G1; U-0.059	Infiltration	550 CFM50 (4.57 ACH50)
Found. Walls	None	Duct Lkg to Outside	Untested Forced Air
Framed Floors	None	Total Duct Leakage	56 CFM @ 25Pa (Post-Construction)
Slabs	None		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 8.1 HSPF2
Cooling	Air Source Heat Pump • Electric • 16 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	64 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)	462.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	43.5	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05
Registry ID:
Ekotrope ID: L7Ekp6ev

HERS® Index Score:

54
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

\$1,061

*Relative to an average U.S. home

Home:
500 Glenn Street Anderson, SC 29625
Builder:
Creative Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.4	\$137
Cooling	1.1	\$42
Hot Water	5.5	\$220
Lights/Appliances	13.2	\$524
Service Charges		\$144
Generation (e.g. Solar)	0.0	\$0
Total:	23.2	\$1,067

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

Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	2 BR Ground
Community:	Aston Pointe
Conditioned Floor Area:	974 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 8.1 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	761 CFM50 (5.21 ACH50) (Adjusted Infiltration: 2.63 ACH50)
Ventilation:	64 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: 0.3, SHGC: 0.22
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



[Signature]

Benoit Rivard, Certified Energy Rater
Digitally signed: 5/7/26 at 3:34 PM



ENERGY STAR MF V1.1 Home Report

Property	Organization	Inspection Status
500 Glenn Street Anderson, SC 29625 Anderson, SC 29625 Model: 2 BR Ground Community: Aston Pointe	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Mill House_2 BR_Ground 26024- QAP-MILL HOUSE_REVIEW	Builder Creative Builders	

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
✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.	SAF Adjusted ERI (HERS) Target	57
✓ Total window thermal properties meet or exceed the applicable requirements	As Designed Home ERI (HERS)	54
✓ Duct insulation meets the EPA minimum requirements of R-6.	As Designed Home ERI (HERS) w/o PV	54
✓ 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	5.0	4.5
Cooling	1.6	1.3
Water Heating	4.9	4.8
Lights and Appliances	13.4	13.2
Total	24.8	23.8



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		Energy Cost Savings	\$/yr
Type of Emissions	Reduction	Heating	25
Carbon Dioxide (CO ₂) - tons/yr	0.1	Cooling	11
		Water Heating	1
		Lights & Appliances	16
		Generation Savings	0
		Total	53

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
500 Glenn Street Anderson, SC 29625	Southern Energy Management	Results are projected
Anderson, SC 29625	Benoit Rivard	
Model: 2 BR Ground	9196228441	
Community: Aston Pointe		
Mill House_2 BR_Ground	Builder	
26024- QAP-MILL HOUSE_REVIEW	Creative Builders	

Building Information		Rating	
Conditioned Area [ft²]	974.00	HERS ERI	54
Conditioned Volume [ft³]	8,766.00	HERS ERI w/o PV	54
Thermal Boundary Area [ft²]	3,073.00		
Number Of Bedrooms	2		
Housing Type	Apartment, inside unit		

Building Shell			
Unconditioned Attic Ceiling	None	Windows (largest)	U-Value: 0.3, SHGC: 0.22
Sealed Attic Ceiling	None	Window / Wall Ratio	0.09
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio	0.09
Above Grade Walls	R-19 16" OC G1; U-0.059	Infiltration	761 CFM50 (5.21 ACH50)
Found. Walls	None	Duct Lkg to Outside	Untested Forced Air
Framed Floors	None	Total Duct Leakage	56 CFM @ 25Pa (Post-Construction)
Slabs	Uninsulated (wood); R-0		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 8.1 HSPF2
Cooling	Air Source Heat Pump • Electric • 16 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	64 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)	462.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	43.5	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05
Registry ID:
Ekotrope ID: dNJWQo3d

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

53

Annual Savings

\$1,163

*Relative to an average U.S. home

Home:
500 Glenn Street Anderson, SC 29625
Anderson, SC 29625

Builder:
Creative Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.7	\$147
Cooling	2.3	\$91
Hot Water	5.5	\$220
Lights/Appliances	13.1	\$523
Service Charges		\$144
Generation (e.g. Solar)	0.0	\$0
Total:	24.7	\$1,125

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

Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	2 BR Top
Community:	Aston Pointe
Conditioned Floor Area:	974 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 8.1 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	550 CFM50 (3.76 ACH50) (Adjusted Infiltration: 2.79 ACH50)
Ventilation:	64 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: 0.3, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13



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: 5/7/26 at 3:34 PM



Ekotrope RATER - Version:5.2.2.3857
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

500 Glenn Street Anderson, SC 29625
Anderson, SC 29625
Model: 2 BR Top
Community: Aston Pointe

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

Creative Builders

Mill House_2 BR_Top
26024- QAP-MILL HOUSE_REVIEW

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	5.3	4.8
Cooling	3.6	3.0
Water Heating	4.9	4.8
Lights and Appliances	13.4	13.1
Total	27.2	25.9



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	18
Cooling	19
Water Heating	1
Lights & Appliances	15
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	Organization	Inspection Status
500 Glenn Street Anderson, SC 29625	Southern Energy Managem	Results are projected
Anderson, SC 29625	Benoit Rivard	
Model: 2 BR Top	9196228441	
Community: Aston Pointe		
Mill House_2 BR_Top	Builder	
26024- QAP-MILL HOUSE_REVIEW	Creative Builders	

Building Information		Rating	
Conditioned Area [ft²]	974.00	HERS ERI	53
Conditioned Volume [ft³]	8,766.00	HERS ERI w/o PV	53
Thermal Boundary Area [ft²]	2,099.00		
Number Of Bedrooms	2		
Housing Type	Apartment, inside unit		

Building Shell			
Unconditioned Attic Ceiling	R-38 Attic Blown G1; U-0.026	Windows (largest)	U-Value: 0.3, SHGC: 0.22
Sealed Attic Ceiling	None	Window / Wall Ratio	0.09
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio	0.09
Above Grade Walls	R-19 16" OC G1; U-0.059	Infiltration	550 CFM50 (3.76 ACH50)
Found. Walls	None	Duct Lkg to Outside	Untested Forced Air
Framed Floors	None	Total Duct Leakage	56 CFM @ 25Pa (Post-Construction)
Slabs	None		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 8.1 HSPF2
Cooling	Air Source Heat Pump • Electric • 16 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	64 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)	462.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	43.5	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05
Registry ID:
Ekotrope ID: vp6P49RL

HERS® Index Score:

54
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

\$1,323
*Relative to an average U.S. home

Home:
500 Glenn Street Anderson, SC 29625
Anderson, SC 29625
Builder:
Creative Builders

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.1	\$165
Cooling	1.5	\$61
Hot Water	6.8	\$272
Lights/Appliances	16.0	\$637
Service Charges		\$144
Generation (e.g. Solar)	0.0	\$0
Total:	28.5	\$1,279

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

Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	3 BR Ground
Community:	Aston Pointe
Conditioned Floor Area:	1,334 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 8.1 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	761 CFM50 (3.80 ACH50) (Adjusted Infiltration: 1.90 ACH50)
Ventilation:	64 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: 0.3, SHGC: 0.22
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: 5/7/26 at 3:34 PM



ENERGY STAR MF V1.1 Home Report

Property

500 Glenn Street Anderson, SC 29625
Anderson, SC 29625
Model: 3 BR Ground
Community: Aston Pointe

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

Mill House_3 BR_Ground
26024- QAP-MILL HOUSE_REVIEW

Creative Builders

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)	54
As Designed Home ERI (HERS) w/o PV	54

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

	ENERGY STAR	As Designed
Heating	5.9	5.5
Cooling	2.1	1.9
Water Heating	6.1	6.1
Lights and Appliances	16.2	16.0
Total	30.3	29.5



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	37
Cooling	13
Water Heating	1
Lights & Appliances	15
Generation Savings	0
Total	66

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

500 Glenn Street Anderson, SC 29625
Anderson, SC 29625
Model: 3 BR Ground
Community: Aston Pointe

Organization

Southern Energy Managem
Benoit Rivard
9196228441

Inspection Status

Results are projected

Mill House_3 BR_Ground
26024- QAP-MILL HOUSE_REVIEW

Builder

Creative Builders

Building Information

Conditioned Area [ft²]	1,334.00
Conditioned Volume [ft³]	12,006.00
Thermal Boundary Area [ft²]	3,986.50
Number Of Bedrooms	3
Housing Type	Apartment, inside unit

Rating

HERS ERI	54
HERS ERI w/o PV	54

Building Shell

Unconditioned Attic Ceiling	None	Windows (largest)	U-Value: 0.3, SHGC: 0.22
Sealed Attic Ceiling	None	Window / Wall Ratio	0.13
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio	0.11
Above Grade Walls	R-19 16" OC G1; U-0.059	Infiltration	761 CFM50 (3.80 ACH50)
Found. Walls	None	Duct Lkg to Outside	Untested Forced Air
Framed Floors	None	Total Duct Leakage	56 CFM @ 25Pa (Post-Construction)
Slabs	Uninsulated (wood); R-0		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 8.1 HSPF2
Cooling	Air Source Heat Pump • Electric • 16 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	64 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)	462.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	43.5	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2026-05-05
Registry ID:
Ekotrope ID: dxVbQ782

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

55

Annual Savings

\$1,375

*Relative to an average U.S. home

Home:
500 Glenn Street Anderson, SC 29625
Builder:
Creative Builders

Your Home's Estimated Energy Use:

Use [MBtu]	Annual Cost
Heating 5.2	\$207
Cooling 1.7	\$67
Hot Water 6.8	\$272
Lights/Appliances 15.9	\$633
Service Charges \$144	
Generation (e.g. Solar) 0.0	\$0
Total:	\$1,322

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

Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3 BR Ground
Community:	Aston Pointe
Conditioned Floor Area:	1,334 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 8.1 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	761 CFM50 (3.80 ACH50) (Adjusted Infiltration: 3.18 ACH50)
Ventilation:	64 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: 0.3, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-13



Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444
Rating Company: Southern Energy Management MIES
5908 Triangle Drive
Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330



Benoit Rivard, Certified Energy Rater
Digitally signed: 5/7/26 at 3:34 PM



ENERGY STAR MF V1.1 Home Report

Property	Organization	Inspection Status
500 Glenn Street Anderson, SC 29625	Southern Energy Management	Results are projected
Anderson, SC 29625	Benoit Rivard	
Model: 3 BR Ground	9196228441	
Community: Aston Pointe		
	Builder	
Mill House_3 BR_Top	Creative Builders	
26024- QAP-MILL HOUSE_REVIEW		

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
✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.	SAF Adjusted ERI (HERS) Target 57
✓ Total window thermal properties meet or exceed the applicable requirements	As Designed Home ERI (HERS) 55
✓ Duct insulation meets the EPA minimum requirements of R-6.	As Designed Home ERI (HERS) w/o PV 55
✓ 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	7.7	6.9
Cooling	2.5	2.1
Water Heating	6.1	6.1
Lights and Appliances	16.1	15.9
Total	32.4	31.0



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	40
Cooling	16
Water Heating	1
Lights & Appliances	15
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
500 Glenn Street Anderson, SC 29625	Southern Energy Management	Results are projected
Anderson, SC 29625	Benoit Rivard	
Model: 3 BR Ground	9196228441	
Community: Aston Pointe		
Mill House_3 BR_Top	Builder	
26024- QAP-MILL HOUSE_REVIEW	Creative Builders	

Building Information

Conditioned Area [ft²]	1,334.00
Conditioned Volume [ft³]	12,006.00
Thermal Boundary Area [ft²]	3,986.50
Number Of Bedrooms	3
Housing Type	Apartment, end unit

Rating

HERS ERI	55
HERS ERI w/o PV	55

Building Shell

Unconditioned Attic Ceiling	R-38 Attic Blown G1; U-0.026	Windows (largest)	U-Value: 0.3, SHGC: 0.22
Sealed Attic Ceiling	None	Window / Wall Ratio	0.13
Vaulted Ceiling / Exposed Exterior	None	Window / Floor Ratio	0.11
Above Grade Walls	R-19 16" OC G1; U-0.059	Infiltration	761 CFM50 (3.80 ACH50)
Found. Walls	None	Duct Lkg to Outside	Untested Forced Air
Framed Floors	None	Total Duct Leakage	56 CFM @ 25Pa (Post-Construction)
Slabs	Uninsulated (wood); R-0		

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 8.1 HSPF2
Cooling	Air Source Heat Pump • Electric • 16 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	64 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)	462.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (Watts)	43.5	Range/Oven Fuel	Electric



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.

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: _____

4/19/2026

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: _____

Member

Title: _____

4/19/2026

Date: _____