

EARTHCRAFT

CERTIFIED TECHNICAL ADVISOR

This certificate hereby recognizes that the following individual has demonstrated their commitment to a higher standard for health, performance, comfort, and environmental responsibility by becoming a certified Technical Advisor.

Name: Benoit Rivard

Company: Southern Energy Management

Address: 5908 Triangle Drive, Raleigh, NC 27617

Certified on: June 16, 2021



Amelia Godfrey
EarthCraft Program Manager, Southface



EarthCraft is a partnership between Southface and the Greater Atlanta Homebuilders' Association

241 Pine St NE, Atlanta, Georgia 30308 | 404.604.3636 | www.earthcraft.org

6/13/2025

Energy Model & Green Program Assumptions Disclosure

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

- **Sanctuary Landing**

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 (Earthcraft) 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	880	54

2 bedroom	1143	54
3 bedroom	1341	54
4 bedroom	1501	53

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: 2025-06-13

Registry ID:

Ekotrope ID: Le6OG9yd

HERS® Index Score:

52

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

Annual Savings

\$1,083

*Relative to an average U.S. home

Home:

Columbia, SC 29201

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.9	\$283
Cooling	2.5	\$119
Hot Water	3.9	\$188
Lights/Appliances	10.6	\$508
Service Charges		\$156
Generation (e.g. Solar)	0.0	\$0
Total:	22.8	\$1,253

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

2009 International Energy Conservation Code

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard

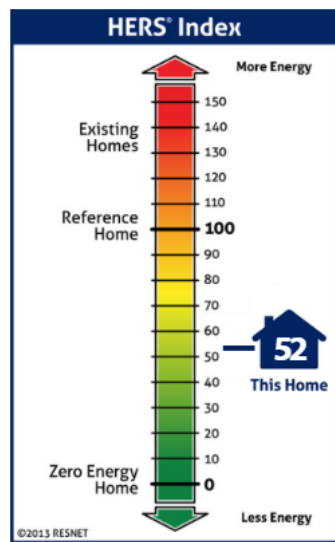
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

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



Benoit Rivard, Certified Energy Rater
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Home Feature Summary:

Home Type:	Apartment, end unit
Model:	1 Br Ground
Community:	Sanctuary Landing
Conditioned Floor Area:	880 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 4.20 ACH50)
Ventilation:	100 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.25, SHGC: 0.21
Foundation Walls:	N/A
Framed Floor:	N/A



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.0.2.3650

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 Home Report

Property Columbia, SC 29201 Model: 1 Br Ground Community: Sanctuary Landing	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Sanctuary Landing_1 Br Ground UA 6.12.25	Builder	

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ 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)	63
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	63
As Designed Home ERI (HERS)	52
As Designed Home ERI (HERS) w/o PV	52

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

	ENERGY STAR	As Designed
Heating	7.1	5.6
Cooling	2.5	1.6
Water Heating	3.5	3.3
Lights and Appliances	12.1	10.6
Total	25.2	21.0



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

Pollution Prevented

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

Energy Cost Savings

	\$/yr
Heating	-15
Cooling	-22
Water Heating	10
Lights & Appliances	74
Generation Savings	0
Total	47

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1 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 Columbia, SC 29201 Model: 1 Br Ground Community: Sanctuary Landing	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Sanctuary Landing_1 Br Ground UA 6.12.25	Builder	

Building Information

Conditioned Area [ft²]	880.00
Conditioned Volume [ft³]	9,328.00
Thermal Boundary Area [ft²]	3,056.40
Number Of Bedrooms	1
Housing Type	Apartment, end unit

Rating

HERS ERI	52
HERS ERI w/o PV	52

Building Shell

Ceiling w/ Attic	None	Windows (largest)	U-Value: 0.25, SHGC: 0.21
Vaulted Ceiling	None	Window / Wall Ratio	0.07
Above Grade Walls	R15 FG G1 16"OC; U-0.079	Window / Floor Ratio	0.09
Found. Walls	None	Infiltration	0.3 CFM50 / s.f. Shell Area
Framed Floors	None	Duct Lkg to Outside	Untested Forced Air
Slabs	Uninsulated; R-0	Total Duct Leakage	60 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.8 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	100 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
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)	284.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	4.2
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2025-06-13

Registry ID:

Ekotrope ID: L7aDaoOv

HERS® Index Score:

52

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

Annual Savings

\$1,292

*Relative to an average U.S. home

Home:

Columbia, SC 29201

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.6	\$271
Cooling	3.2	\$156
Hot Water	5.3	\$256
Lights/Appliances	12.5	\$603
Service Charges		\$156
Generation (e.g. Solar)	0.0	\$0
Total:	26.8	\$1,441

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

2009 International Energy Conservation Code

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard

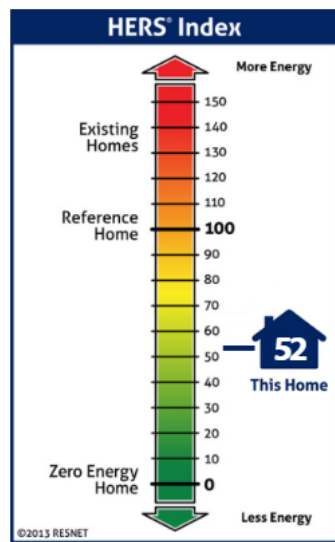
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

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



Benoit Rivard, Certified Energy Rater
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Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2 Br Ext Ground
Community:	Sanctuary Landing
Conditioned Floor Area:	1,143 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 3.41 ACH50)
Ventilation:	120 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.25, SHGC: 0.21
Foundation Walls:	N/A
Framed Floor:	N/A



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.0.2.3650
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 Home Report

Property Columbia, SC 29201 Model: 2 Br Ext Ground Community: Sanctuary Landing	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Sanctuary Landing_2 Br Ext Ground UA 6.12.25	Builder	

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ 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)	62
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	62
As Designed Home ERI (HERS)	52
As Designed Home ERI (HERS) w/o PV	52

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

	ENERGY STAR	As Designed
Heating	6.4	5.1
Cooling	3.2	2.2
Water Heating	4.6	4.6
Lights and Appliances	14.5	12.6
Total	28.8	24.5



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

Pollution Prevented

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

Energy Cost Savings

	\$/yr
Heating	-22
Cooling	-24
Water Heating	1
Lights & Appliances	91
Generation Savings	0
Total	46

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1 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
Columbia, SC 29201	Southern Energy Management	Results are projected
Model: 2 Br Ext Ground	Benoit Rivard	
Community: Sanctuary Landing	9196228441	
Sanctuary Landing_2 Br Ext Ground	Builder	
UA 6.12.25		

Building Information

Conditioned Area [ft²]	1,143.00
Conditioned Volume [ft³]	12,115.80
Thermal Boundary Area [ft²]	3,816.60
Number Of Bedrooms	2
Housing Type	Apartment, end unit

Rating

HERS ERI	52
HERS ERI w/o PV	52

Building Shell

Ceiling w/ Attic	None	Windows (largest)	U-Value: 0.25, SHGC: 0.21
Vaulted Ceiling	None	Window / Wall Ratio	0.07
Above Grade Walls	R15 FG G1 16"OC; U-0.079	Window / Floor Ratio	0.08
Found. Walls	None	Infiltration	0.3 CFM50 / s.f. Shell Area
Framed Floors	None	Duct Lkg to Outside	Untested Forced Air
Slabs	Uninsulated; R-0	Total Duct Leakage	68.5 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 Energy Factor
Programmable Thermostat	Yes
Ventilation System	120 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
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)	284.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	4.2
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2025-06-13

Registry ID:

Ekotrope ID: 23JzJeYv

HERS® Index Score:

55

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

\$1,373

*Relative to an average U.S. home

Home:

Columbia, SC 29201

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.5	\$315
Cooling	6.2	\$297
Hot Water	5.3	\$255
Lights/Appliances	12.5	\$603
Service Charges		\$156
Generation (e.g. Solar)	0.0	\$0
Total:	30.6	\$1,626

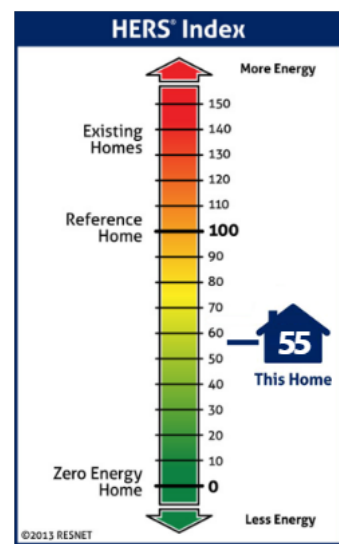
This home meets or exceeds the criteria of the following:

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:	2 Br Ext Top
Community:	Sanctuary Landing
Conditioned Floor Area:	1,143 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 3.71 ACH50)
Ventilation:	120 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Attic, R-48
Window Type:	U-Value: 0.25, SHGC: 0.21
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
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Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.0.2.3650
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 Home Report

Property Columbia, SC 29201 Model: 2 Br Ext Top Community: Sanctuary Landing	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Sanctuary Landing_2 Br Ext Top UA 6.12.25	Builder	

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ 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)	66
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	66
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	8.4	6.5
Cooling	7.6	6.0
Water Heating	4.6	4.6
Lights and Appliances	14.6	12.6
Total	35.2	29.7



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

Pollution Prevented

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

Energy Cost Savings	\$/yr
Heating	8
Cooling	-14
Water Heating	1
Lights & Appliances	91
Generation Savings	0
Total	85

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1 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
Columbia, SC 29201	Southern Energy Management	Results are projected
Model: 2 Br Ext Top	Benoit Rivard	
Community: Sanctuary Landing	9196228441	
Sanctuary Landing_2 Br Ext Top	Builder	
UA 6.12.25		

Building Information

Conditioned Area [ft²]	1,143.00
Conditioned Volume [ft³]	10,287.00
Thermal Boundary Area [ft²]	3,584.60
Number Of Bedrooms	2
Housing Type	Apartment, end unit

Rating

HERS ERI	55
HERS ERI w/o PV	55

Building Shell

Ceiling w/ Attic	R-49 Attic Blown G1; U-0.021	Windows (largest)	U-Value: 0.25, SHGC: 0.21
Vaulted Ceiling	None	Window / Wall Ratio	0.08
Above Grade Walls	R15 FG G1 16"OC; U-0.079	Window / Floor Ratio	0.09
Found. Walls	None	Infiltration	0.3 CFM50 / s.f. Shell Area
Framed Floors	None	Duct Lkg to Outside	Untested Forced Air
Slabs	None	Total Duct Leakage	68.5 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 Energy Factor
Programmable Thermostat	Yes
Ventilation System	120 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
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)	284.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	4.2
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2025-06-13

Registry ID:

Ekotrope ID: dkgqgEyd

HERS® Index Score:

55

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

\$1,337

*Relative to an average U.S. home

Home:

Columbia, SC 29201

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.7	\$274
Cooling	6.0	\$287
Hot Water	5.3	\$255
Lights/Appliances	12.5	\$603
Service Charges		\$156
Generation (e.g. Solar)	0.0	\$0
Total:	29.5	\$1,576

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

2009 International Energy Conservation Code

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard

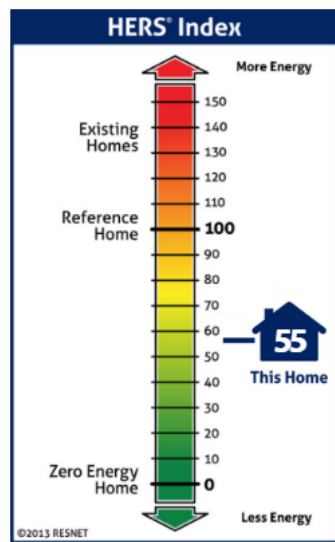
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

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



Benoit Rivard, Certified Energy Rater
Digitally signed: 6/13/25 at 2:57 PM



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2 Br Int Top
Community:	Sanctuary Landing
Conditioned Floor Area:	1,143 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 3.31 ACH50)
Ventilation:	120 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Attic, R-48
Window Type:	U-Value: 0.25, SHGC: 0.21
Foundation Walls:	N/A
Framed Floor:	R-11



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.0.2.3650
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 Home Report

Property Columbia, SC 29201 Model: 2 Br Int Top Community: Sanctuary Landing	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Sanctuary Landing_2 Br Int Top UA 6.12.25	Builder	

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ 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)	66
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	66
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	7.1	5.4
Cooling	7.2	5.8
Water Heating	4.6	4.6
Lights and Appliances	14.6	12.6
Total	33.5	28.5



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

Pollution Prevented

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

Energy Cost Savings

	\$/yr
Heating	4
Cooling	-17
Water Heating	1
Lights & Appliances	91
Generation Savings	0
Total	78

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1 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
Columbia, SC 29201	Southern Energy Management	Results are projected
Model: 2 Br Int Top	Benoit Rivard	
Community: Sanctuary Landing	9196228441	
Sanctuary Landing_2 Br Int Top	Builder	
UA 6.12.25		

Building Information

Conditioned Area [ft²]	1,143.00
Conditioned Volume [ft³]	10,287.00
Thermal Boundary Area [ft²]	3,586.50
Number Of Bedrooms	2
Housing Type	Apartment, end unit

Rating

HERS ERI	55
HERS ERI w/o PV	55

Building Shell

Ceiling w/ Attic	R-49 Attic Blown G1; U-0.021	Windows (largest)	U-Value: 0.25, SHGC: 0.21
Vaulted Ceiling	None	Window / Wall Ratio	0.08
Above Grade Walls	R15 FG G1 16"OC; U-0.079	Window / Floor Ratio	0.09
Found. Walls	None	Infiltration	0.3 CFM50 / s.f. Shell Area
Framed Floors	None	Duct Lkg to Outside	Untested Forced Air
Slabs	None	Total Duct Leakage	68.5 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 Energy Factor
Programmable Thermostat	Yes
Ventilation System	120 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
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)	284.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	4.2
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date: 2025-06-13

Registry ID:

Ekotrope ID: 23JzJX9v

HERS® Index Score:

52

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

Annual Savings

\$1,271

*Relative to an average U.S. home

Home:

Columbia, SC 29201

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.6	\$219
Cooling	3.3	\$159
Hot Water	5.3	\$256
Lights/Appliances	12.5	\$603
Service Charges		\$156
Generation (e.g. Solar)	0.0	\$0
Total:	25.7	\$1,392

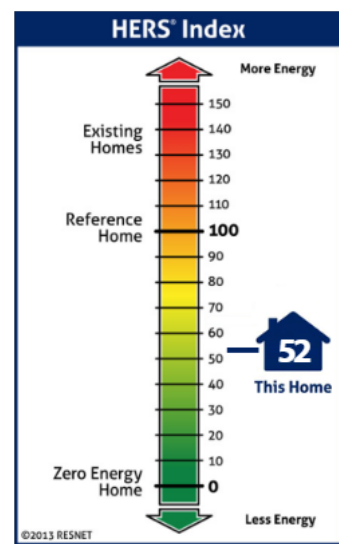
This home meets or exceeds the criteria of the following:

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:	2 Br Int Ground
Community:	Sanctuary Landing
Conditioned Floor Area:	1,143 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 3.01 ACH50)
Ventilation:	120 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.25, SHGC: 0.21
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
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Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.0.2.3650
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 Home Report

Property Columbia, SC 29201 Model: 2 Br Int Ground Community: Sanctuary Landing	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Sanctuary Landing_2 Br Int Ground UA 6.12.25	Builder	

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ 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)	62
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	62
As Designed Home ERI (HERS)	52
As Designed Home ERI (HERS) w/o PV	52

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

	ENERGY STAR	As Designed
Heating	4.9	3.9
Cooling	3.4	2.4
Water Heating	4.6	4.6
Lights and Appliances	14.6	12.6
Total	27.5	23.5



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

Pollution Prevented

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

Energy Cost Savings

	\$/yr
Heating	-18
Cooling	-21
Water Heating	1
Lights & Appliances	91
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 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1 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
Columbia, SC 29201	Southern Energy Management	Results are projected
Model: 2 Br Int Ground	Benoit Rivard	
Community: Sanctuary Landing	9196228441	
Sanctuary Landing_2 Br Int Ground	Builder	
UA 6.12.25		

Building Information

Conditioned Area [ft²]	1,143.00
Conditioned Volume [ft³]	12,115.80
Thermal Boundary Area [ft²]	3,817.70
Number Of Bedrooms	2
Housing Type	Apartment, end unit

Rating

HERS ERI	52
HERS ERI w/o PV	52

Building Shell

Ceiling w/ Attic	None	Windows (largest)	U-Value: 0.25, SHGC: 0.21
Vaulted Ceiling	None	Window / Wall Ratio	0.07
Above Grade Walls	R15 FG G1 16"OC; U-0.079	Window / Floor Ratio	0.08
Found. Walls	None	Infiltration	0.3 CFM50 / s.f. Shell Area
Framed Floors	None	Duct Lkg to Outside	Untested Forced Air
Slabs	Uninsulated; R-0	Total Duct Leakage	68.5 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 Energy Factor
Programmable Thermostat	Yes
Ventilation System	120 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
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)	284.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	4.2
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2025-06-13

Registry ID:

Ekotrope ID: 2JoZo6pL

HERS® Index Score:

52

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

Annual Savings

\$1,520

*Relative to an average U.S. home

Home:

Columbia, SC 29201

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.8	\$326
Cooling	3.9	\$186
Hot Water	6.7	\$320
Lights/Appliances	14.2	\$684
Service Charges		\$156
Generation (e.g. Solar)	0.0	\$0
Total:	31.5	\$1,672

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

2009 International Energy Conservation Code

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard

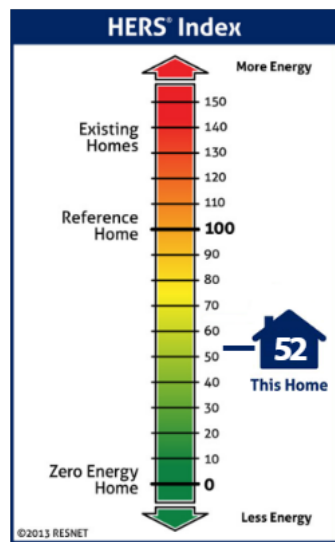
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

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



Benoit Rivard, Certified Energy Rater
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Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3 Br Ground
Community:	Sanctuary Landing
Conditioned Floor Area:	1,341 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 3.50 ACH50)
Ventilation:	150 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.25, SHGC: 0.21
Foundation Walls:	N/A
Framed Floor:	N/A



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.0.2.3650
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 Home Report

Property Columbia, SC 29201 Model: 3 Br Ground Community: Sanctuary Landing	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Sanctuary Landing_3 Br Ground UA 6.12.25	Builder	

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ 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)	62
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	62
As Designed Home ERI (HERS)	52
As Designed Home ERI (HERS) w/o PV	52

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

	ENERGY STAR	As Designed
Heating	7.9	6.2
Cooling	3.8	2.6
Water Heating	6.0	5.9
Lights and Appliances	16.6	14.3
Total	34.2	29.1



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

Pollution Prevented

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

Energy Cost Savings	\$/yr
Heating	-24
Cooling	-31
Water Heating	3
Lights & Appliances	107
Generation Savings	0
Total	55

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1 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 Columbia, SC 29201 Model: 3 Br Ground Community: Sanctuary Landing	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Sanctuary Landing_3 Br Ground UA 6.12.25	Builder	

Building Information

Conditioned Area [ft²]	1,341.00
Conditioned Volume [ft³]	14,214.60
Thermal Boundary Area [ft²]	4,367.40
Number Of Bedrooms	3
Housing Type	Apartment, end unit

Rating

HERS ERI	52
HERS ERI w/o PV	52

Building Shell

Ceiling w/ Attic	None	Windows (largest)	U-Value: 0.25, SHGC: 0.21
Vaulted Ceiling	None	Window / Wall Ratio	0.07
Above Grade Walls	R15 FG G1 16"OC; U-0.079	Window / Floor Ratio	0.08
Found. Walls	None	Infiltration	0.3 CFM50 / s.f. Shell Area
Framed Floors	None	Duct Lkg to Outside	Untested Forced Air
Slabs	Uninsulated; R-0	Total Duct Leakage	80.5 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 Energy Factor
Programmable Thermostat	Yes
Ventilation System	150 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
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)	284.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	4.2
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2025-06-13

Registry ID:

Ekotrope ID: 25Y1YRO2

HERS® Index Score:

56

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

\$1,598

*Relative to an average U.S. home

Home:

Columbia, SC 29201

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.0	\$386
Cooling	7.7	\$369
Hot Water	6.6	\$319
Lights/Appliances	14.2	\$684
Service Charges		\$156
Generation (e.g. Solar)	0.0	\$0
Total:	36.6	\$1,915

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

2009 International Energy Conservation Code

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard

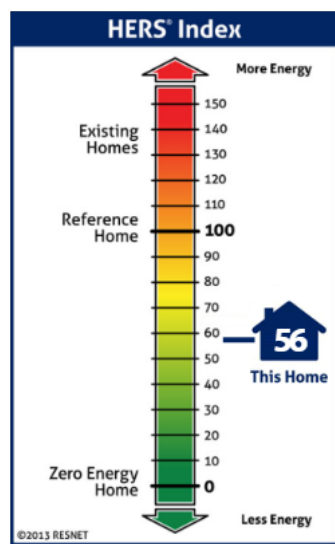
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

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



Benoit Rivard, Certified Energy Rater
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Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3 Br Top
Community:	Sanctuary Landing
Conditioned Floor Area:	1,341 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 3.80 ACH50)
Ventilation:	150 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Attic, R-48
Window Type:	U-Value: 0.25, SHGC: 0.21
Foundation Walls:	N/A
Framed Floor:	R-11



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.0.2.3650

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 Home Report

Property Columbia, SC 29201 Model: 3 Br Top Community: Sanctuary Landing	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Sanctuary Landing_3 Br Top UA 6.12.25	Builder	

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ 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)	67
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	67
As Designed Home ERI (HERS)	56
As Designed Home ERI (HERS) w/o PV	56

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

	ENERGY STAR	As Designed
Heating	10.9	8.2
Cooling	9.4	7.5
Water Heating	6.0	5.9
Lights and Appliances	16.6	14.3
Total	42.9	35.9



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

Pollution Prevented

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

Energy Cost Savings

	\$/yr
Heating	25
Cooling	-19
Water Heating	3
Lights & Appliances	107
Generation Savings	0
Total	116

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1 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
Columbia, SC 29201	Southern Energy Management	Results are projected
Model: 3 Br Top	Benoit Rivard	
Community: Sanctuary Landing	9196228441	
Sanctuary Landing_3 Br Top	Builder	
UA 6.12.25		

Building Information

Conditioned Area [ft²]	1,341.00
Conditioned Volume [ft³]	12,069.00
Thermal Boundary Area [ft²]	4,113.00
Number Of Bedrooms	3
Housing Type	Apartment, end unit

Rating

HERS ERI	56
HERS ERI w/o PV	56

Building Shell

Ceiling w/ Attic	R-49 Attic Blown G1; U-0.021	Windows (largest)	U-Value: 0.25, SHGC: 0.21
Vaulted Ceiling	None	Window / Wall Ratio	0.08
Above Grade Walls	R15 FG G1 16"OC; U-0.079	Window / Floor Ratio	0.09
Found. Walls	None	Infiltration	0.3 CFM50 / s.f. Shell Area
Framed Floors	None	Duct Lkg to Outside	Untested Forced Air
Slabs	None	Total Duct Leakage	80.5 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 Energy Factor
Programmable Thermostat	Yes
Ventilation System	150 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
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)	284.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	4.2
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2025-06-13

Registry ID:

Ekotrope ID: vngNgmx2

HERS® Index Score:

52

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

Annual Savings

\$1,699

*Relative to an average U.S. home

Home:

Columbia, SC 29201

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.4	\$354
Cooling	4.6	\$223
Hot Water	8.0	\$387
Lights/Appliances	15.9	\$763
Service Charges		\$156
Generation (e.g. Solar)	0.0	\$0
Total:	35.9	\$1,882

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

2009 International Energy Conservation Code

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard

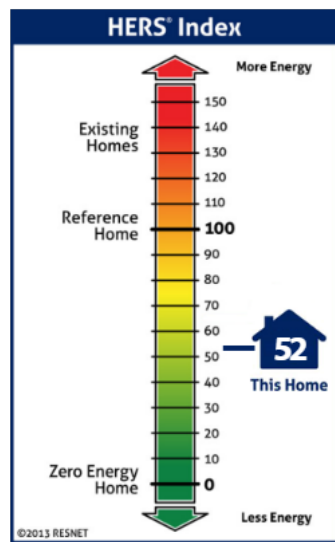
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

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



Benoit Rivard, Certified Energy Rater
Digitally signed: 6/13/25 at 2:57 PM



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	4 Br Ground
Community:	Sanctuary Landing
Conditioned Floor Area:	1,501 ft ²
Number of Bedrooms:	4
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 3.46 ACH50)
Ventilation:	150 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.25, SHGC: 0.21
Foundation Walls:	N/A
Framed Floor:	N/A



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.0.2.3650

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 Home Report

Property Columbia, SC 29201 Model: 4 Br Ground Community: Sanctuary Landing	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Sanctuary Landing_4 Br Ground UA 6.12.25	Builder	

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ 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)	62
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	62
As Designed Home ERI (HERS)	52
As Designed Home ERI (HERS) w/o PV	52

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

	ENERGY STAR	As Designed
Heating	8.8	6.7
Cooling	4.4	3.2
Water Heating	7.4	7.3
Lights and Appliances	18.5	15.9
Total	39.1	33.1



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

Pollution Prevented

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

Energy Cost Savings

	\$/yr
Heating	-20
Cooling	-40
Water Heating	5
Lights & Appliances	119
Generation Savings	0
Total	64

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1 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 Columbia, SC 29201 Model: 4 Br Ground Community: Sanctuary Landing	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Sanctuary Landing_4 Br Ground UA 6.12.25	Builder	

Building Information

Conditioned Area [ft²]	1,501.00
Conditioned Volume [ft³]	15,910.60
Thermal Boundary Area [ft²]	4,814.60
Number Of Bedrooms	4
Housing Type	Apartment, end unit

Rating

HERS ERI	52
HERS ERI w/o PV	52

Building Shell

Ceiling w/ Attic	None	Windows (largest)	U-Value: 0.25, SHGC: 0.21
Vaulted Ceiling	None	Window / Wall Ratio	0.09
Above Grade Walls	R15 FG G1 16"OC; U-0.079	Window / Floor Ratio	0.09
Found. Walls	None	Infiltration	0.3 CFM50 / s.f. Shell Area
Framed Floors	None	Duct Lkg to Outside	Untested Forced Air
Slabs	Uninsulated; R-0	Total Duct Leakage	90.1 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.8 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 Energy Factor
Programmable Thermostat	Yes
Ventilation System	150 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
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)	284.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	4.2
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2025-06-13

Registry ID:

Ekotrope ID: Lz1M1oB2

HERS® Index Score:

55

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

\$1,820

*Relative to an average U.S. home

Home:

Columbia, SC 29201

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.4	\$405
Cooling	8.6	\$413
Hot Water	8.0	\$386
Lights/Appliances	15.9	\$763
Service Charges		\$156
Generation (e.g. Solar)	0.0	\$0
Total:	40.9	\$2,123

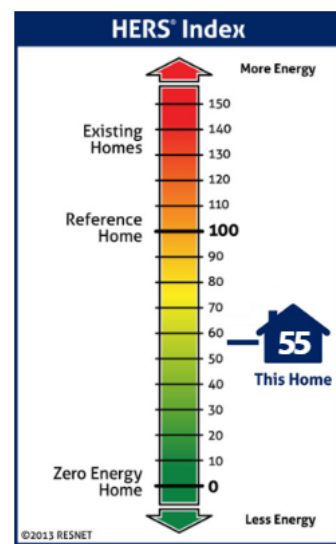
This home meets or exceeds the criteria of the following:

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:	4 Br Top
Community:	Sanctuary Landing
Conditioned Floor Area:	1,501 ft ²
Number of Bedrooms:	4
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 3.76 ACH50)
Ventilation:	150 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Attic, R-48
Window Type:	U-Value: 0.25, SHGC: 0.21
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: 6/13/25 at 2:57 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.0.2.3650
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 Home Report

Property Columbia, SC 29201 Model: 4 Br Top Community: Sanctuary Landing	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Sanctuary Landing_4 Br Top UA 6.12.25	Builder	

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ 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)	66
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	66
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	11.4	8.5
Cooling	10.3	8.3
Water Heating	7.4	7.3
Lights and Appliances	18.5	15.9
Total	47.6	40.0



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

Pollution Prevented

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

Energy Cost Savings

	\$/yr
Heating	20
Cooling	-26
Water Heating	5
Lights & Appliances	119
Generation Savings	0
Total	118

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1 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
Columbia, SC 29201	Southern Energy Management	Results are projected
Model: 4 Br Top	Benoit Rivard	
Community: Sanctuary Landing	9196228441	
Sanctuary Landing_4 Br Top	Builder	
UA 6.12.25		

Building Information

Conditioned Area [ft²]	1,501.00
Conditioned Volume [ft³]	13,509.00
Thermal Boundary Area [ft²]	4,541.00
Number Of Bedrooms	4
Housing Type	Apartment, end unit

Rating

HERS ERI	55
HERS ERI w/o PV	55

Building Shell

Ceiling w/ Attic	R-49 Attic Blown G1; U-0.021	Windows (largest)	U-Value: 0.25, SHGC: 0.21
Vaulted Ceiling	None	Window / Wall Ratio	0.09
Above Grade Walls	R15 FG G1 16"OC; U-0.079	Window / Floor Ratio	0.10
Found. Walls	None	Infiltration	0.3 CFM50 / s.f. Shell Area
Framed Floors	None	Duct Lkg to Outside	Untested Forced Air
Slabs	None	Total Duct Leakage	90.1 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.8 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 Energy Factor
Programmable Thermostat	Yes
Ventilation System	150 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
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)	284.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	4.2
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2025-06-13

Registry ID:

Ekotrope ID: dY7y7l12

HERS® Index Score:

56

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

\$1,142

*Relative to an average U.S. home

Home:

Columbia, SC 29201

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.4	\$306
Cooling	5.3	\$253
Hot Water	3.9	\$188
Lights/Appliances	10.6	\$508
Service Charges		\$156
Generation (e.g. Solar)	0.0	\$0
Total:	26.1	\$1,411

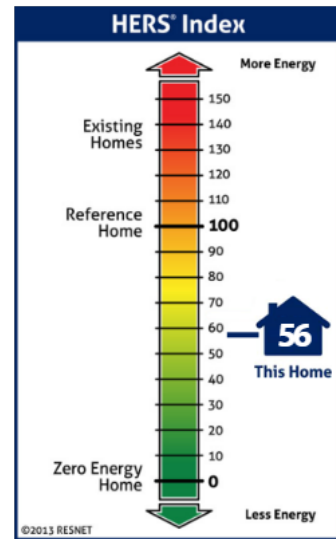
This home meets or exceeds the criteria of the following:

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:	1 Br Top
Community:	Sanctuary Landing
Conditioned Floor Area:	880 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 4.50 ACH50)
Ventilation:	100 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Attic, R-48
Window Type:	U-Value: 0.25, SHGC: 0.22
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: 6/13/25 at 2:57 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:5.0.2.3650

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 Home Report

Property Columbia, SC 29201 Model: 1 Br Top Community: Sanctuary Landing	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Sanctuary Landing_1 Br Top UA 6.12.25	Builder	

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ 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)	68
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	68
As Designed Home ERI (HERS)	56
As Designed Home ERI (HERS) w/o PV	56

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

	ENERGY STAR	As Designed
Heating	8.8	6.5
Cooling	6.7	5.2
Water Heating	3.5	3.3
Lights and Appliances	12.2	10.6
Total	31.1	25.6



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

Pollution Prevented

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

Energy Cost Savings

	\$/yr
Heating	26
Cooling	-12
Water Heating	10
Lights & Appliances	74
Generation Savings	0
Total	97

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1 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
Columbia, SC 29201	Southern Energy Management	Results are projected
Model: 1 Br Top	Benoit Rivard	
Community: Sanctuary Landing	9196228441	
Sanctuary Landing_1 Br Top	Builder	
UA 6.12.25		

Building Information

Conditioned Area [ft²]	880.00
Conditioned Volume [ft³]	7,920.00
Thermal Boundary Area [ft²]	2,860.70
Number Of Bedrooms	1
Housing Type	Apartment, end unit

Rating

HERS ERI	56
HERS ERI w/o PV	56

Building Shell

Ceiling w/ Attic	R-49 Attic Blown G1; U-0.021
Vaulted Ceiling	None
Above Grade Walls	R15 FG G1 16"OC; U-0.079
Found. Walls	None
Framed Floors	None
Slabs	None

Windows (largest)	U-Value: 0.25, SHGC: 0.22
Window / Wall Ratio	0.08
Window / Floor Ratio	0.10
Infiltration	0.3 CFM50 / s.f. Shell Area
Duct Lkg to Outside	Untested Forced Air
Total Duct Leakage	60 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 7.8 HSPF2
Cooling	Air Source Heat Pump • Electric • 15.2 SEER2
Water Heating	Residential Water Heater • Electric • 0.93 UEF
Programmable Thermostat	Yes
Ventilation System	100 CFM • 43 Watts • Air Cyclor w/ Supp. Fan (CFIS)
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%
Percent Exterior LED	100%
Refrigerator (kWh/yr)	500.0
Dishwasher Efficiency	270 kWh
Ceiling Fan (CFM/Watt)	80.0

Clothes Dryer Fuel	Electric
Clothes Dryer CEF	3.0
Clothes Washer LER (kWh/yr)	284.0
Clothes Washer Capacity	4.2
Range/Oven Fuel	Electric