

Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date: 2025-05-22

Registry ID:

Ekotrope ID: 2rV3gVw2

HERS® Index Score:

58

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

Annual Savings

\$501

*Relative to an average U.S. home

Home:

9031 Asheville Hwy
Boiling Springs, SC

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.9	\$115
Cooling	2.4	\$57
Hot Water	4.2	\$98
Lights/Appliances	11.3	\$265
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
Total:	22.8	\$595

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

ENERGY STAR v3

2009 International Energy Conservation Code

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard

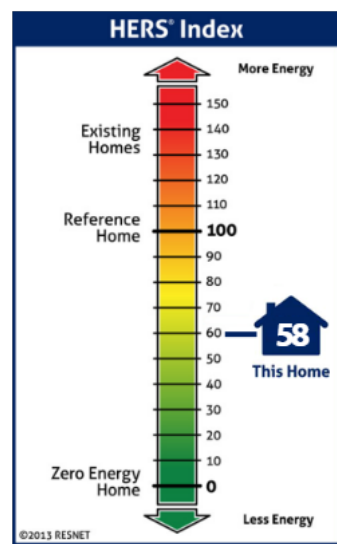
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

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



Benoit Rivard, Certified Energy Rater
Digitally signed: 5/22/25 at 11:13 AM



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1Br ext ground
Community:	SC MFNC V1.1 Garden
Conditioned Floor Area:	823 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 41.67 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Attic, R-42
Window Type:	U-Value: 0.28, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11



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

Ekotrope RATER - Version:4.0.0.3637

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

This report does not constitute any warranty or guarantee.

ENERGY STAR MF V1.1 Home Report

Property	Organization	Inspection Status
9031 Asheville Hwy Boiling Springs, SC Model: 1Br ext ground Community: SC MFNC V1.1 Garden	Southern Energy Managem Benoit Rivard 9196228441	Results are projected
Builder		
Stillwater Ridge_1Br garden top SC MFNC V1.1_1Br garden top		

Mandatory Requirements	ERI (HERS) Index Target	
✓ Duct leakage at post construction better than or equal to applicable requirements.	Reference Home ERI (HERS)	58
✓ Total building thermal envelope UA meets or exceeds applicable requirements.	SAF (Size Adjustment Factor)	1.00
✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.	SAF Adjusted ERI (HERS) Target	58
✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.	As Designed Home ERI (HERS)	58
✓ Total window thermal properties meet or exceed the applicable requirements	As Designed Home ERI (HERS) w/o PV	58
✓ Duct insulation meets the EPA minimum requirements of R-6.		
✓ Mechanical ventilation system is installed in the home.		
✓ Measured infiltration is better than or equal to applicable requirements.		
✓ ENERGY STAR Checklists fully verified and complete.		

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

	ENERGY STAR	As Designed
Heating	5.3	6.6
Cooling	3.6	3.4
Water Heating	4.4	3.5
Lights and Appliances	11.9	11.3
Total	25.1	24.8



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	
Carbon Dioxide (CO ₂) - tons/yr	-0.0	-28
		-14
		25
		10
	Generation Savings	0
	Total	-8

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

Ekotrope RATER - Version 4.0.0.3637

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

Building Specification Summary

Property	Organization	Inspection Status
9031 Asheville Hwy Boiling Springs, SC Model: 1Br ext ground Community: SC MFNC V1.1 Garden	Southern Energy Managemen Benoit Rivard 9196228441	Results are projected
Builder		
Stillwater Ridge_1Br garden top SC MFNC V1.1_1Br garden top		

Building Information

Conditioned Area [ft²]	823.00
Conditioned Volume [ft³]	7,407.00
Thermal Boundary Area [ft²]	2,753.00
Number Of Bedrooms	1
Housing Type	Apartment, inside unit

Rating

HERS ERI	58
HERS ERI w/o PV	58

Building Shell

Ceiling w/ Attic	R-42 Blown G1, Attic; U-0.024	Windows (largest)	U-Value: 0.28, SHGC: 0.27
Vaulted Ceiling	None	Window / Wall Ratio	0.05
Above Grade Walls	R15 FG G1 16"OC; U-0.077	Window / Floor Ratio	0.07
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	45 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 9 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	80 CFM (unmeasured) • 41.67 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric