

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2025-05-22

Registry ID:

Ekotrope ID: 2JoYIMIL

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

\$747

*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	7.5	\$177
Cooling	4.0	\$94
Hot Water	8.1	\$189
Lights/Appliances	16.8	\$394
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
Total:	36.4	\$914

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

2009 International Energy Conservation Code

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Benoit Rivard

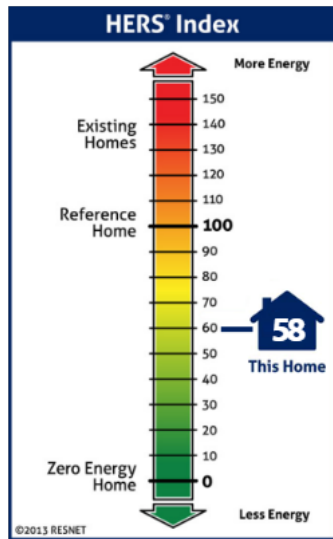
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

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



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



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	4Br ext top
Community:	4Br garden top
Conditioned Floor Area:	1,309 ft ²
Number of Bedrooms:	4
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 37.93 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Attic, R-38
Window Type:	U-Value: 0.27, SHGC: 0.25
Foundation Walls:	N/A
Framed Floor:	R-19



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: 4Br ext top Community: 4Br garden top	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Stillwater Ridge_4Br garden top SC MFNC V1.1_4Br 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	8.6	10.9
Cooling	5.0	5.5
Water Heating	9.1	7.3
Lights and Appliances	17.4	16.8
Total	40.1	40.5



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	Energy Cost Savings	\$/yr
Type of Emissions		
Carbon Dioxide (CO ₂) - tons/yr	Heating	-41
	Cooling	-34
	Water Heating	46
	Lights & Appliances	9
	Generation Savings	0
	Total	-19

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

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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 9031 Asheville Hwy Boiling Springs, SC Model: 4Br ext top Community: 4Br garden top	Organization Southern Energy Managem Benoit Rivard 9196228441	Inspection Status Results are projected
Builder Stillwater Ridge_4Br garden top SC MFNC V1.1_4Br garden top		

Building Information

Conditioned Area [ft²]	1,309.00
Conditioned Volume [ft³]	11,781.00
Thermal Boundary Area [ft²]	4,168.00
Number Of Bedrooms	4
Housing Type	Apartment, end unit

Rating

HERS ERI	58
HERS ERI w/o PV	58

Building Shell

Ceiling w/ Attic	R-38 Attic Blown G1; U-0.027	Windows (largest)	U-Value: 0.27, SHGC: 0.25
Vaulted Ceiling	None	Window / Wall Ratio	0.10
Above Grade Walls	R-19 16" OC G1; U-0.058	Window / Floor Ratio	0.11
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	96.78 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) • 37.93 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