

# Home Energy Rating Certificate

Projected Report  
Based on Plans

Rating Date: 2025-06-25

Registry ID:

Ekotrope ID: LXEnDr9d

## 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](http://www.hersindex.com)

## Annual Savings

# \$487

\*Relative to an average U.S. home

**Home:**  
South Pacific Ave  
York, SC

**Builder:**

## Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.3	\$149
Cooling	2.0	\$47
Hot Water	4.1	\$97
Lights/Appliances	11.1	\$260
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
<b>Total:</b>	<b>23.6</b>	<b>\$613</b>

## This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1  
ENERGY STAR MF v1.0  
ENERGY STAR v3.1  
ENERGY STAR v3  
2009 International Energy Conservation Code  
2006 International Energy Conservation Code

## Rating Completed by:

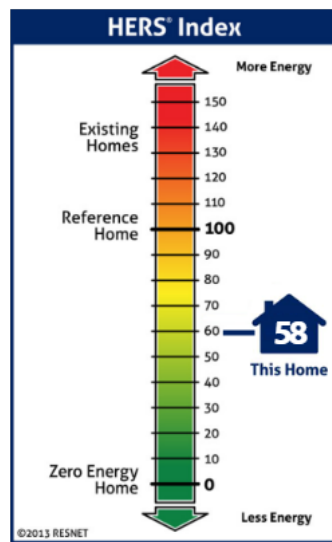
**Energy Rater:** Benoit Rivard  
RESNET ID: 4443444

**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: 6/25/25 at 2:23 PM



## Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1Br ext ground
Community:	SC MFNC V1.1 Garden
Conditioned Floor Area:	771 ft <sup>2</sup>
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) • 40.04 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.3, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	N/A



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

Ekotrope RATER - Version:4.0.0.3656

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	Organization	Inspection Status
South Pacific Ave York, SC Model: 1Br ext ground Community: SC MFNC V1.1 Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Builder		
Vesta at South Pacific_1Br garden ground SC MFNC V1_1Br garden ground		

## Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

## ERI (HERS) Index Target

Reference Home ERI (HERS)	66
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	66
As Designed Home ERI (HERS)	58
As Designed Home ERI (HERS) w/o PV	58

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

	ENERGY STAR	As Designed
Heating	9.0	8.2
Cooling	3.7	2.8
Water Heating	4.3	3.4
Lights and Appliances	12.0	11.1
Total	29.0	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 <sub>2</sub> ) - tons/yr	0.2

## Energy Cost Savings

	\$/yr
Heating	-3
Cooling	-4
Water Heating	24
Lights & Appliances	17
Generation Savings	0
Total	34

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

Ekotrope RATER - Version 4.0.0.3656

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
South Pacific Ave	Southern Energy Management	Results are projected
York, SC	Benoit Rivard	
Model: 1Br ext ground	9196228441	
Community: SC MFNC V1.1 Garden		
	Builder	
Vesta at South Pacific_1Br garden ground		
SC MFNC V1_1Br garden ground		

## Building Information

Conditioned Area [ft²]	771.00
Conditioned Volume [ft³]	8,095.50
Thermal Boundary Area [ft²]	2,833.50
Number Of Bedrooms	1
Housing Type	Apartment, inside unit

## Rating

HERS ERI	58
HERS ERI w/o PV	58

## Building Shell

Ceiling w/ Attic	None	Windows (largest)	U-Value: 0.3, 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	0.08
Found. Walls	None	Infiltration	0.3 CFM50 / s.f. Shell Area
Framed Floors	None	Duct Lkg to Outside	Untested Forced Air
Slabs	Uninsulated (wood); R-0	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) • 40.04 Watts (Default) • Exhaust Only
Whole House Fan	N/A

## Lights and Appliances

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

# Home Energy Rating Certificate

Projected Report  
Based on Plans

Rating Date: 2025-06-25

Registry ID:

Ekotrope ID: dxm6ZO8v

## HERS® Index Score:

# 59

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](http://www.hersindex.com)

## Annual Savings

# \$566

\*Relative to an average U.S. home

**Home:**  
South Pacific Ave  
York, SC

**Builder:**

## Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.5	\$176
Cooling	2.6	\$61
Hot Water	5.5	\$128
Lights/Appliances	13.0	\$305
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
<b>Total:</b>	<b>28.6</b>	<b>\$730</b>

## This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1  
ENERGY STAR MF v1.0  
ENERGY STAR v3.1  
ENERGY STAR v3  
2009 International Energy Conservation Code  
2006 International Energy Conservation Code

## Rating Completed by:

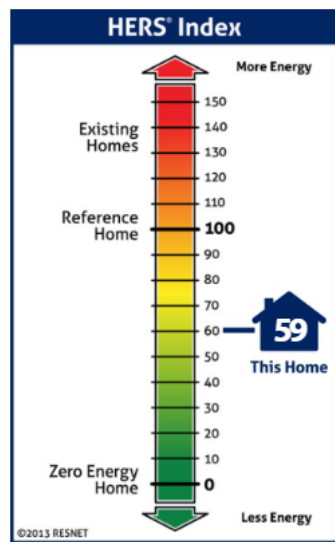
**Energy Rater:** Benoit Rivard  
RESNET ID: 4443444

**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  
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## Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2Br ext ground
Community:	Garden
Conditioned Floor Area:	956 ft <sup>2</sup>
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 32.32 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.3, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	N/A



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

Ekotrope RATER - Version:4.0.0.3656

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# ENERGY STAR MF V1 Home Report

Property	Organization	Inspection Status
South Pacific Ave York, SC Model: 2Br ext ground Community: Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Builder		
Vesta at South Pacific_2Br garden ground SC MFNC V1.1_2Br ext ground		

## Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

## ERI (HERS) Index Target

Reference Home ERI (HERS)	67
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	67
As Designed Home ERI (HERS)	59
As Designed Home ERI (HERS) w/o PV	59

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

	ENERGY STAR	As Designed
Heating	10.8	9.7
Cooling	4.5	3.6
Water Heating	5.9	4.7
Lights and Appliances	14.0	13.0
Total	35.1	31.0



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 <sub>2</sub> ) - tons/yr	0.2

## Energy Cost Savings

	\$/yr
Heating	-11
Cooling	-8
Water Heating	32
Lights & Appliances	19
Generation Savings	0
Total	32

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

Ekotrope RATER - Version 4.0.0.3656

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# Building Specification Summary

Property	Organization	Inspection Status
South Pacific Ave	Southern Energy Management	Results are projected
York, SC	Benoit Rivard	
Model: 2Br ext ground	9196228441	
Community: Garden		
	Builder	
Vesta at South Pacific_2Br garden ground		
SC MFNC V1.1_2Br ext ground		

## Building Information

Conditioned Area [ft²]	956.00
Conditioned Volume [ft³]	10,038.00
Thermal Boundary Area [ft²]	3,392.50
Number Of Bedrooms	2
Housing Type	Apartment, end unit

## Rating

HERS ERI	59
HERS ERI w/o PV	59

## Building Shell

Ceiling w/ Attic	None	Windows (largest)	U-Value: 0.3, SHGC: 0.27
Vaulted Ceiling	None	Window / Wall Ratio	0.07
Above Grade Walls	R15 FG G1 16"OC; U-0.077	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 (wood); R-0	Total Duct Leakage	66.24 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) • 32.32 Watts (Default) • Exhaust Only
Whole House Fan	N/A

## Lights and Appliances

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



# Home Energy Rating Certificate

Projected Report

Based on Plans

Rating Date: 2025-06-25

Registry ID:

Ekotrope ID: vobXRVjd

## HERS® Index Score:

# 58

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## Annual Savings

# \$477

\*Relative to an average U.S. home

**Home:**  
South Pacific Ave  
York, SC

**Builder:**

## Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.6	\$108
Cooling	2.6	\$60
Hot Water	4.1	\$97
Lights/Appliances	11.1	\$260
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
<b>Total:</b>	<b>22.4</b>	<b>\$585</b>

## 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:

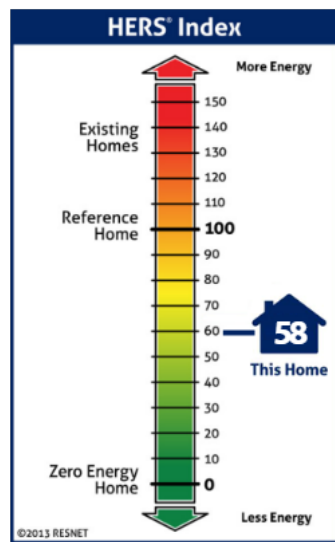
**Energy Rater:** Benoit Rivard  
RESNET ID: 4443444

**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  
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## Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1Br ext ground
Community:	SC MFNC V1.1 Garden
Conditioned Floor Area:	771 ft <sup>2</sup>
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) • 40.04 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Attic, R-42
Window Type:	U-Value: 0.3, 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:4.0.0.3656

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

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# ENERGY STAR MF V1 Home Report

Property	Organization	Inspection Status
South Pacific Ave York, SC Model: 1Br ext ground Community: SC MFNC V1.1 Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Builder		
Vesta at South Pacific_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)	67
✓ 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	67
✓ 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	6.6	6.1
Cooling	4.8	3.6
Water Heating	4.3	3.4
Lights and Appliances	12.0	11.1
Total	27.6	24.2



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 <sub>2</sub> ) - tons/yr	0.2

### Energy Cost Savings

	\$/yr
Heating	-1
Cooling	-4
Water Heating	24
Lights & Appliances	17
Generation Savings	0
Total	37

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

Ekotrope RATER - Version 4.0.0.3656

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# Building Specification Summary

Property	Organization	Inspection Status
South Pacific Ave	Southern Energy Management	Results are projected
York, SC	Benoit Rivard	
Model: 1Br ext ground	9196228441	
Community: SC MFNC V1.1 Garden		
<b>Builder</b>		
Vesta at South Pacific_1Br garden top		
SC MFNC V1.1_1Br garden top		

## Building Information

Conditioned Area [ft²]	771.00
Conditioned Volume [ft³]	6,939.00
Thermal Boundary Area [ft²]	2,649.00
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: 0.3, 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	0.08
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) • 40.04 Watts (Default) • Exhaust Only
Whole House Fan	N/A

## Lights and Appliances

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

# Home Energy Rating Certificate

Projected Report  
Based on Plans

Rating Date: 2025-06-25

Registry ID:

Ekotrope ID: dG5NMn72

## HERS® Index Score:

# 59

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## Annual Savings

# \$656

\*Relative to an average U.S. home

**Home:**  
South Pacific Ave  
York, SC

**Builder:**

## Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.2	\$146
Cooling	4.0	\$95
Hot Water	6.7	\$157
Lights/Appliances	15.0	\$353
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
<b>Total:</b>	<b>32.0</b>	<b>\$810</b>

## This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.0

2009 International Energy Conservation Code

2006 International Energy Conservation Code

## Rating Completed by:

**Energy Rater:** Benoit Rivard

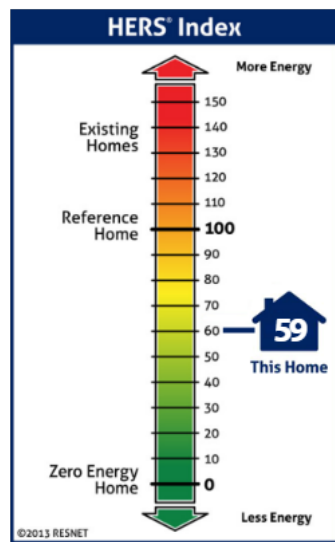
RESNET ID: 4443444

**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: 6/25/25 at 2:23 PM



## Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3Br ext top
Community:	Garden
Conditioned Floor Area:	1,164 ft <sup>2</sup>
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 38.95 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Attic, R-38
Window Type:	U-Value: 0.3, 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:4.0.0.3656

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# ENERGY STAR MF V1 Home Report

Property	Organization	Inspection Status
South Pacific Ave York, SC Model: 3Br ext top Community: Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
<b>Builder</b>		
Vesta at South Pacific_3Br garden top SC MFNC V1.1_3Br garden top		

## Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

## ERI (HERS) Index Target

Reference Home ERI (HERS)	67
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	67
As Designed Home ERI (HERS)	59
As Designed Home ERI (HERS) w/o PV	59

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

	ENERGY STAR	As Designed
Heating	8.8	8.9
Cooling	7.0	5.5
Water Heating	7.5	6.0
Lights and Appliances	16.2	15.0
Total	39.4	35.4



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 <sub>2</sub> ) - tons/yr	0.2

## Energy Cost Savings

	\$/yr
Heating	-8
Cooling	-10
Water Heating	39
Lights & Appliances	20
Generation Savings	0
Total	42

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

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South Pacific Ave York, SC Model: 3Br ext top Community: Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
<b>Builder</b>		
Vesta at South Pacific_3Br garden top SC MFNC V1.1_3Br garden top		

## Building Information

Conditioned Area [ft²]	1,164.00
Conditioned Volume [ft³]	10,476.00
Thermal Boundary Area [ft²]	3,678.00
Number Of Bedrooms	3
Housing Type	Apartment, end unit

## Rating

HERS ERI	59
HERS ERI w/o PV	59

## Building Shell

Ceiling w/ Attic	R-38 Attic Blown G1; U-0.027	Windows (largest)	U-Value: 0.3, SHGC: 0.27
Vaulted Ceiling	None	Window / Wall Ratio	0.07
Above Grade Walls	R15 FG G1 16"OC; U-0.077	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	None	Total Duct Leakage	78.78 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) • 38.95 Watts (Default) • Exhaust Only
Whole House Fan	N/A

## Lights and Appliances

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

# Home Energy Rating Certificate

Projected Report  
Based on Plans

Rating Date: 2025-06-25

Registry ID:

Ekotrope ID: LZgzKOod

## 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](http://www.hersindex.com)

## Annual Savings

# \$675

\*Relative to an average U.S. home

**Home:**  
South Pacific Ave  
York, SC

**Builder:**

## Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.7	\$181
Cooling	3.0	\$70
Hot Water	6.7	\$157
Lights/Appliances	15.0	\$353
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
<b>Total:</b>	<b>32.4</b>	<b>\$820</b>

## This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1  
ENERGY STAR MF v1.0  
ENERGY STAR v3.1  
ENERGY STAR v3  
2009 International Energy Conservation Code  
2006 International Energy Conservation Code

## Rating Completed by:

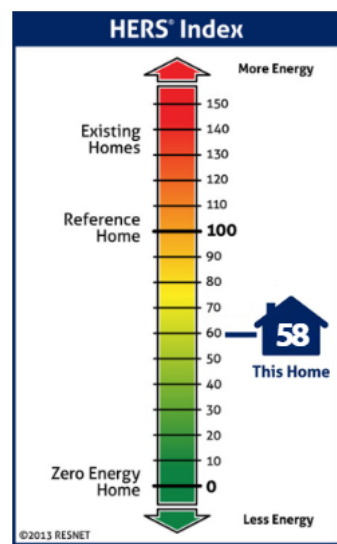
**Energy Rater:** Benoit Rivard  
RESNET ID: 4443444

**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: 6/25/25 at 2:23 PM



## Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3Br ext ground
Community:	3Br garden ground
Conditioned Floor Area:	1,164 ft <sup>2</sup>
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 38.95 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.3, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	N/A



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

Ekotrope RATER - Version:4.0.0.3656

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	Organization	Inspection Status
South Pacific Ave York, SC Model: 3Br ext ground Community: 3Br garden ground	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Builder		
Vesta at South Pacific_3Br garden ground SC MFNC V1.1_3Br garden ground		

## Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

## ERI (HERS) Index Target

Reference Home ERI (HERS)	66
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	66
As Designed Home ERI (HERS)	58
As Designed Home ERI (HERS) w/o PV	58

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

	ENERGY STAR	As Designed
Heating	11.1	10.5
Cooling	5.4	4.2
Water Heating	7.5	6.0
Lights and Appliances	16.2	15.0
Total	40.2	35.8



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 <sub>2</sub> ) - tons/yr	0.3

## Energy Cost Savings

	\$/yr
Heating	-5
Cooling	-4
Water Heating	39
Lights & Appliances	20
Generation Savings	0
Total	50

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

Ekotrope RATER - Version 4.0.0.3656

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
South Pacific Ave	Southern Energy Management	Results are projected
York, SC	Benoit Rivard	
Model: 3Br ext ground	9196228441	
Community: 3Br garden ground		
	Builder	
Vesta at South Pacific_3Br garden ground		
SC MFNC V1.1_3Br garden ground		

## Building Information

Conditioned Area [ft²]	1,164.00
Conditioned Volume [ft³]	12,222.00
Thermal Boundary Area [ft²]	3,903.00
Number Of Bedrooms	3
Housing Type	Apartment, end unit

## Rating

HERS ERI	58
HERS ERI w/o PV	58

## Building Shell

Ceiling w/ Attic	None	Windows (largest)	U-Value: 0.3, SHGC: 0.27
Vaulted Ceiling	None	Window / Wall Ratio	0.07
Above Grade Walls	R15 FG G1 16"OC; U-0.077	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 (wood); R-0	Total Duct Leakage	78.78 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) • 38.95 Watts (Default) • Exhaust Only
Whole House Fan	N/A

## Lights and Appliances

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

# Home Energy Rating Certificate

Projected Report  
Based on Plans

Rating Date: 2025-06-25

Registry ID:

Ekotrope ID: 2JoZkaYL

## HERS® Index Score:

# 57

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](http://www.hersindex.com)

## Annual Savings

# \$562

\*Relative to an average U.S. home

**Home:**  
South Pacific Ave  
York, SC

**Builder:**

## Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.2	\$146
Cooling	3.3	\$78
Hot Water	5.5	\$128
Lights/Appliances	13.0	\$305
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
<b>Total:</b>	<b>28.0</b>	<b>\$717</b>

## This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

2006 International Energy Conservation Code

## Rating Completed by:

**Energy Rater:** Benoit Rivard

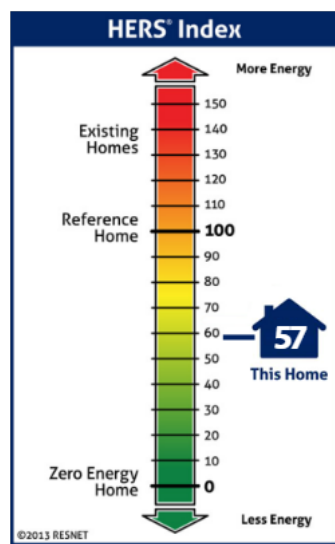
RESNET ID: 4443444

**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: 6/25/25 at 2:23 PM



## Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2Br ext top
Community:	Garden
Conditioned Floor Area:	956 ft <sup>2</sup>
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 10 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 17 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	100 CFM (unmeasured) • 32.32 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Attic, R-38
Window Type:	U-Value: 0.3, 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:4.0.0.3656

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	Organization	Inspection Status
South Pacific Ave York, SC Model: 2Br ext top Community: Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
<b>Builder</b>		
Vesta at South Pacific_2Br garden top SC MFNC V1.1_2Br ext top		

## Mandatory Requirements

## ERI (HERS) Index Target

✓ Duct leakage at post construction better than or equal to applicable requirements.	Reference Home ERI (HERS)	67
✓ 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	67
✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.	As Designed Home ERI (HERS)	57
✓ Total window thermal properties meet or exceed the applicable requirements	As Designed Home ERI (HERS) w/o PV	57
✓ Duct insulation meets the EPA minimum requirements of R-6.		
✓ Mechanical ventilation system is installed in the home.		
✓ Measured infiltration is better than or equal to applicable requirements.		
✓ ENERGY STAR Checklists fully verified and complete.		

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

	ENERGY STAR	As Designed
Heating	8.6	7.4
Cooling	5.7	4.4
Water Heating	5.9	4.7
Lights and Appliances	14.0	13.0
Total	34.2	29.5



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 <sub>2</sub> ) - tons/yr	0.2

## Energy Cost Savings \$/yr

Heating	-7
Cooling	-10
Water Heating	32
Lights & Appliances	19
Generation Savings	0
Total	34

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
South Pacific Ave York, SC Model: 2Br ext top Community: Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
<b>Builder</b>		
Vesta at South Pacific_2Br garden top SC MFNC V1.1_2Br ext top		

## Building Information

Conditioned Area [ft²]	956.00
Conditioned Volume [ft³]	8,604.00
Thermal Boundary Area [ft²]	3,392.50
Number Of Bedrooms	2
Housing Type	Apartment, end unit

## Rating

HERS ERI	57
HERS ERI w/o PV	57

## Building Shell

Ceiling w/ Attic	R-38 Attic Blown G1; U-0.027	Windows (largest)	U-Value: 0.3, SHGC: 0.27
Vaulted Ceiling	None	Window / Wall Ratio	0.07
Above Grade Walls	R15 FG G1 16"OC; U-0.077	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	66.24 CFM @ 25Pa (Post-Construction)

## Mechanical Systems

Heating	Air Source Heat Pump • Electric • 10 HSPF
Cooling	Air Source Heat Pump • Electric • 17 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	100 CFM (unmeasured) • 32.32 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