

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2025-06-25

Registry ID:

Ekotrope ID: Le6zy4zd

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

\$471

*Relative to an average U.S. home

Home:

939 S FOURTH ST
Hartsville, SC

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.4	\$104
Cooling	2.7	\$64
Hot Water	3.8	\$89
Lights/Appliances	11.5	\$271
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
Total:	22.5	\$588

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

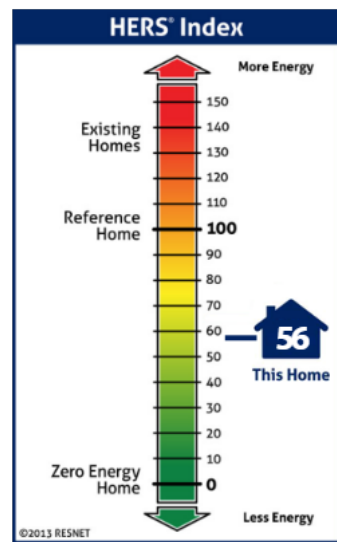
RESNET ID: 4443444

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 5:35 PM



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1Br ext ground
Community:	SC MFNC V1 Garden
Conditioned Floor Area:	790 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:	100 CFM (unmeasured) • 40.64 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.3, SHGC: 0.25
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
939 S FOURTH ST Hartsville, SC Model: 1Br ext ground Community: SC MFNC V1 Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Builder		
Camelia Ridge Apartments_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)	56
As Designed Home ERI (HERS) w/o PV	56

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

	ENERGY STAR	As Designed
Heating	6.6	5.5
Cooling	5.0	3.9
Water Heating	3.9	3.1
Lights and Appliances	12.1	11.5
Total	27.7	24.1



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	0.2

Energy Cost Savings

	\$/yr
Heating	3
Cooling	-4
Water Heating	23
Lights & Appliances	10
Generation Savings	0
Total	31

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
939 S FOURTH ST Hartsville, SC Model: 1Br ext ground Community: SC MFNC V1 Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Builder		
Camelia Ridge Apartments_1Br garden ground SC MFNC V1_1Br garden ground		

Building Information

Conditioned Area [ft²]	790.00
Conditioned Volume [ft³]	8,295.00
Thermal Boundary Area [ft²]	2,871.50
Number Of Bedrooms	1
Housing Type	Apartment, inside unit

Rating

HERS ERI	56
HERS ERI w/o PV	56

Building Shell

Ceiling w/ Attic	None	Windows (largest)	U-Value: 0.3, SHGC: 0.25
Vaulted Ceiling	None	Window / Wall Ratio	0.05
Above Grade Walls	R-19 16" OC G1; U-0.058	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	100 CFM (unmeasured) • 40.64 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	90%	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: 2RMN5Gqv

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

Annual Savings

\$569

*Relative to an average U.S. home

Home:

939 S FOURTH ST
Hartsville, SC

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.4	\$125
Cooling	3.6	\$85
Hot Water	5.0	\$117
Lights/Appliances	14.0	\$327
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
Total:	27.9	\$714

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:

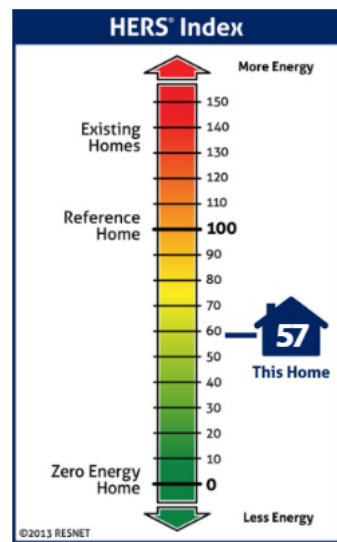
Energy Rater: Benoit Rivard
RESNET ID: 4443444

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 5:35 PM



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2Br ext ground
Community:	Garden
Conditioned Floor Area:	1,067 ft ²
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:	100 CFM (unmeasured) • 34.43 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.3, SHGC: 0.25
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
939 S FOURTH ST Hartsville, SC Model: 2Br ext ground Community: Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Builder		
Camelia Ridge Apartments_2Br garden ground SC MFNC_2Br ext ground		

Mandatory Requirements	ERI (HERS) Index Target	
✓ Duct leakage at post construction better than or equal to applicable requirements.	Reference Home ERI (HERS)	66
✓ 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	66
✓ 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	7.5	6.6
Cooling	6.4	5.1
Water Heating	5.4	4.3
Lights and Appliances	14.7	14.0
Total	34.0	29.9



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	0.1

Energy Cost Savings

	\$/yr
Heating	-6
Cooling	-6
Water Heating	30
Lights & Appliances	11
Generation Savings	0
Total	29

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 939 S FOURTH ST Hartsville, SC Model: 2Br ext ground Community: Garden	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Builder Camelia Ridge Apartments_2Br garden ground SC MFNC_2Br ext ground		

Building Information

Conditioned Area [ft²]	1,067.00
Conditioned Volume [ft³]	11,203.50
Thermal Boundary Area [ft²]	3,614.50
Number Of Bedrooms	2
Housing Type	Apartment, end unit

Rating

HERS ERI	57
HERS ERI w/o PV	57

Building Shell

Ceiling w/ Attic	None	Windows (largest)	U-Value: 0.3, SHGC: 0.25
Vaulted Ceiling	None	Window / Wall Ratio	0.07
Above Grade Walls	R-19 16" OC G1; U-0.058	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	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	100 CFM (unmeasured) • 34.43 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	90%	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: LA56nWrL

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

\$474

*Relative to an average U.S. home

Home:

939 S FOURTH ST
Hartsville, SC

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.1	\$74
Cooling	3.4	\$81
Hot Water	3.8	\$89
Lights/Appliances	11.5	\$271
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
Total:	22.0	\$575

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:

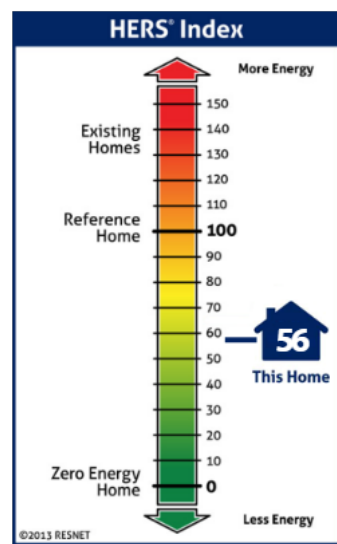
Energy Rater: Benoit Rivard
RESNET ID: 4443444

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 5:35 PM



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1Br ext ground
Community:	SC MFNC V1 Garden
Conditioned Floor Area:	790 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:	100 CFM (unmeasured) • 40.64 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Attic, R-40
Window Type:	U-Value: 0.3, SHGC: 0.25
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
939 S FOURTH ST Hartsville, SC Model: 1Br ext ground Community: SC MFNC V1 Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Builder		
Camelia Ridge Apartments_1Br garden to SC MFNC V1_1Br 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)	66
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	66
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	4.8	4.0
Cooling	6.3	4.5
Water Heating	3.9	3.1
Lights and Appliances	12.2	11.5
Total	27.2	23.2



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 ₂) - tons/yr	0.2

Energy Cost Savings

	\$/yr
Heating	5
Cooling	-3
Water Heating	23
Lights & Appliances	10
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
939 S FOURTH ST Hartsville, SC Model: 1Br ext ground Community: SC MFNC V1 Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Builder		
Camelia Ridge Apartments_1Br garden top SC MFNC V1_1Br garden top		

Building Information

Conditioned Area [ft²]	790.00
Conditioned Volume [ft³]	7,110.00
Thermal Boundary Area [ft²]	2,687.00
Number Of Bedrooms	1
Housing Type	Apartment, inside unit

Rating

HERS ERI	56
HERS ERI w/o PV	56

Building Shell

Ceiling w/ Attic	R-42 Blown G1, Attic; U-0.025	Windows (largest)	U-Value: 0.3, SHGC: 0.25
Vaulted Ceiling	None	Window / Wall Ratio	0.05
Above Grade Walls	R-19 16" OC G1; U-0.058	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	100 CFM (unmeasured) • 40.64 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	90%	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: LVpox4Vv

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

Annual Savings

\$575

*Relative to an average U.S. home

Home:

939 S FOURTH ST
Hartsville, SC

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.6	\$109
Cooling	4.8	\$111
Hot Water	5.0	\$117
Lights/Appliances	14.0	\$327
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
Total:	28.4	\$725

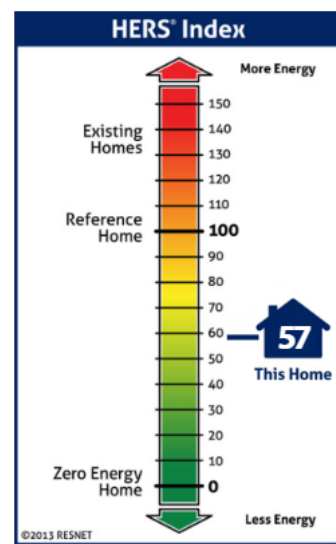
This home meets or exceeds the criteria of the following:

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:	2Br ext top
Community:	Garden
Conditioned Floor Area:	1,067 ft ²
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:	100 CFM (unmeasured) • 34.43 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Attic, R-40
Window Type:	U-Value: 0.3, SHGC: 0.25
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: 6/25/25 at 5:35 PM



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
939 S FOURTH ST Hartsville, SC Model: 2Br ext top Community: Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Builder		
Camelia Ridge Apartments_2Br garden to SC MFNC V1_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)	66
✓ 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	66
✓ 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	6.5	5.7
Cooling	8.0	6.0
Water Heating	5.4	4.3
Lights and Appliances	14.7	14.0
Total	34.5	30.0



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	-4
Cooling	-11
Water Heating	30
Lights & Appliances	11
Generation Savings	0
Total	25

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 939 S FOURTH ST Hartsville, SC Model: 2Br ext top Community: Garden	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Builder Camelia Ridge Apartments_2Br garden to SC MFNC V1_2Br ext top		

Building Information

Conditioned Area [ft²]	1,067.00
Conditioned Volume [ft³]	10,136.50
Thermal Boundary Area [ft²]	3,614.50
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-42 Blown G1, Attic; U-0.025	Windows (largest)	U-Value: 0.3, SHGC: 0.25
Vaulted Ceiling	None	Window / Wall Ratio	0.07
Above Grade Walls	R-19 16" OC G1; U-0.058	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	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	100 CFM (unmeasured) • 34.43 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	90%	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: dmaNb8Md

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

Annual Savings

\$654

*Relative to an average U.S. home

Home:

939 S FOURTH ST
Hartsville, SC

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.8	\$135
Cooling	4.2	\$99
Hot Water	6.1	\$144
Lights/Appliances	16.0	\$374
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
Total:	32.1	\$812

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:

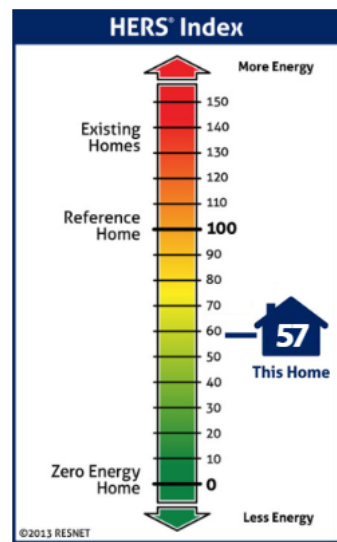
Energy Rater: Benoit Rivard
RESNET ID: 4443444

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 5:35 PM



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3Br ext ground
Community:	3Br garden ground
Conditioned Floor Area:	1,251 ft ²
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:	100 CFM (unmeasured) • 33.37 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.3, SHGC: 0.25
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
939 S FOURTH ST Hartsville, SC Model: 3Br ext ground Community: 3Br garden ground	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Builder		
Camelia Ridge Apartments_3Br garden ground SC MFNC V1_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)	65
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	65
As Designed Home ERI (HERS)	57
As Designed Home ERI (HERS) w/o PV	57

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

	ENERGY STAR	As Designed
Heating	8.1	7.1
Cooling	7.5	6.0
Water Heating	6.8	5.4
Lights and Appliances	16.7	16.0
Total	39.1	34.5



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	0.2

Energy Cost Savings

	\$/yr
Heating	-9
Cooling	-5
Water Heating	37
Lights & Appliances	11
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
939 S FOURTH ST Hartsville, SC Model: 3Br ext ground Community: 3Br garden ground	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Builder		
Camelia Ridge Apartments_3Br garden ground SC MFNC V1_3Br garden ground		

Building Information

Conditioned Area [ft²]	1,251.00
Conditioned Volume [ft³]	13,135.50
Thermal Boundary Area [ft²]	4,077.00
Number Of Bedrooms	3
Housing Type	Apartment, end unit

Rating

HERS ERI	57
HERS ERI w/o PV	57

Building Shell

Ceiling w/ Attic	None	Windows (largest)	U-Value: 0.3, SHGC: 0.25
Vaulted Ceiling	None	Window / Wall Ratio	0.07
Above Grade Walls	R-19 16" OC G1; U-0.058	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	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	100 CFM (unmeasured) • 33.37 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	90%	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: vwY6VmNL

HERS® Index Score:

53

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

\$692

*Relative to an average U.S. home

Home:

939 S FOURTH ST
Hartsville, SC

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.0	\$95
Cooling	4.7	\$111
Hot Water	6.1	\$144
Lights/Appliances	16.0	\$374
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
Total:	30.9	\$784

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:

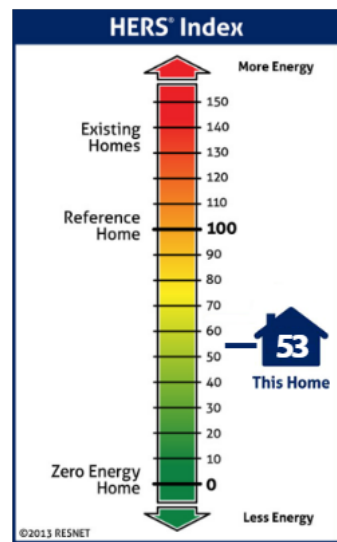
Energy Rater: Benoit Rivard
RESNET ID: 4443444

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 5:35 PM



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3Br ext top
Community:	Garden
Conditioned Floor Area:	1,251 ft ²
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:	100 CFM (unmeasured) • 33.37 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-19
Ceiling:	Attic, R-40
Window Type:	U-Value: 0.3, SHGC: 0.25
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
939 S FOURTH ST Hartsville, SC Model: 3Br ext top Community: Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
Builder		
Camelia Ridge Apartments_3Br garden top SC MFNC V1_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)	66
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	66
As Designed Home ERI (HERS)	53
As Designed Home ERI (HERS) w/o PV	53

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

	ENERGY STAR	As Designed
Heating	6.5	5.0
Cooling	9.6	6.0
Water Heating	6.8	5.4
Lights and Appliances	16.7	16.0
Total	39.6	32.4



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 ₂) - tons/yr	0.3

Energy Cost Savings

	\$/yr
Heating	7
Cooling	11
Water Heating	37
Lights & Appliances	11
Generation Savings	0
Total	65

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 939 S FOURTH ST Hartsville, SC Model: 3Br ext top Community: Garden	Organization Southern Energy Management Benoit Rivard 9196228441	Inspection Status Results are projected
Builder Camelia Ridge Apartments_3Br garden top SC MFNC V1_3Br garden top		

Building Information

Conditioned Area [ft²]	1,251.00
Conditioned Volume [ft³]	11,259.00
Thermal Boundary Area [ft²]	3,852.00
Number Of Bedrooms	3
Housing Type	Apartment, end unit

Rating

HERS ERI	53
HERS ERI w/o PV	53

Building Shell

Ceiling w/ Attic	R-42 Blown G1, Attic; U-0.025	Windows (largest)	U-Value: 0.3, SHGC: 0.25
Vaulted Ceiling	None	Window / Wall Ratio	0.07
Above Grade Walls	R-19 16" OC G1; U-0.058	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	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	100 CFM (unmeasured) • 33.37 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	90%	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