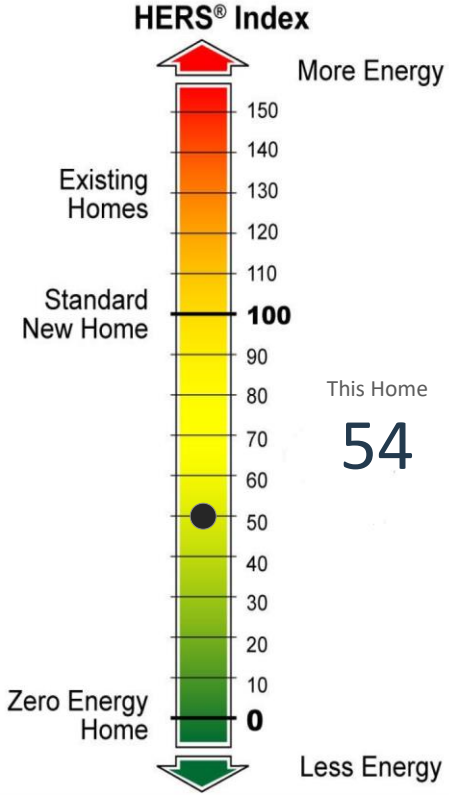
Home Energy Rating Certificate

SOUTHERN ENERGY MANAGEMENT
ENERGY EFFICIENCY & SOLAR POWER



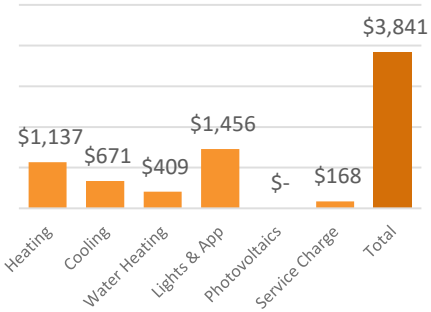
HERS Score

54

Rating Details

Address	8909 Morning Song Court New Hill, NC 27562
House Type	SingleFamilyHouse
Cond. Area	6,490 sq ft
Testing Values	0.00% LTO / 0.88 ACH50
Rating ID	169836
Issue Date	10/12/2026
Certification	Verified
Builder	Hearthstone

Estimate Annual Energy Usage



Rating Company

Southern Energy Management
5908 Triangle Drive
Raleigh, NC 27617
southern-energy.com

Certified Rater	Joe Burgess
Rater ID	4044138
Registry ID	294691963
Rating Date	10/9/2026

Annual Estimates*

Electric (kWh)	**25,722**
Natural gas (Therms)	**-**
Propane (Gallons)	**13**
C02 emissions(Tons)	**9.2**
Annual Savings*	**$3,637**

**Based on a HERS 130 Index Home*

Solar Potential Analysis

Recommended System Size **19.5 kW**
Based on your projected energy usage and roof size

Approx. Annual Savings **$3,140**
Dependent on roof orientation, pitch, and shading

95%	$37,100	12,060
of electricity usage offset by solar	increase in your home's value	Trees Planted *Equivalent Environmental Impact*

Request a Free Estimate
southern-energy.com/HERS-Solar

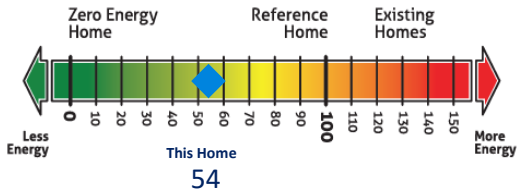
Ekotrope Rater

This information does not constitute any warranty of energy cost or savings.
The Home Energy Rating Standard Disclosure for this home is available from the rating provider.

ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Hearthstone
Permit Date/Number:
Home/Unit Address: 8909 Morning Song Court
New Hill, NC 27562
Rating Company: Southern Energy Management
Rater ID Number: 4044138
Rating Date: 2026-10-09
Oversight By: RESNET
Program/Version Number: 3.1

HERS Index



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration: 1297 CFM50 (0.88 ACH50)

Primary Insulation Levels:

Ceiling: R-28 Floor: R-20.0

Wall: R-16 Slab: R-0

Primary Window Efficiency:

U-Value: 0.29 SHGC: 0.25

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: **155 CFM @ 25Pa**

Duct Leakage to Outdoors: **0 CFM @ 25Pa**

Primary Heating (System Type • Fuel Type • Efficiency):

Air Source Heat Pump • Electric • 8.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):

Air Source Heat Pump • Electric • 18 SEER2

Whole-House Ventilation Type (System Type):

Air Cycler

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: N/A Dishwashers: N/A

Ceiling Fans: N/A Exhaust Fans: N/A

Primary Water Heater (System Type • Fuel Type • Efficiency):

Hot Water Heater • Propane • 0.95 UEF

About this certificate

This certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home. If reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by the EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for respective inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

An ENERGY STAR® Qualified Home

This certifies that the home built at

8909 Morning Song Court, New Hill, NC 27562

by Hearthstone

and verified by Southern Energy Management

meets ENERGY STAR guidelines for energy efficiency as established by the U.S. Environmental Protection Agency.

ENERGY STAR qualified homes protect the environment by using less energy.

HERS Index: 54

October 12, 2026

www.energystar.gov

RESNET Home Energy Rating

For home located at: 8909 Morning Song Court

City: New Hill **State:** NC

1. [X] The Rater or Rater's employer is receiving a fee for providing the rating on this home.

2. [ ] In addition to the rating, the Rater or Rater's employer has also provided the following consulting services for this home.

- [ ] A. Mechanical system design
- [ ] B. Moisture control or indoor air quality consulting
- [ ] C. Performance testing and/or commissioning other than required for the rating itself
- [ ] D. Training for sales or construction personnel
- [ ] E. Other (specify below)

3. [ ] The Rater or Rater's employer is:

- [ ] A. The seller of this home or their agent
- [ ] B. The mortgagor for some portion of the financial payments on this home
- [ ] C. An employee, contractor or consultant of the electric and/or natural gas utility serving this home

4. [X] The Rater or Rater's employer is a supplier or installer of products, which may include:

	Installed in this home by:		OR is in the business of:	
HVAC Systems	[ ] Rater	[ ] Employer	[ ] Rater	[ ] Employer
Thermal Insulation Systems	[ ] Rater	[ ] Employer	[ ] Rater	[ ] Employer
Air sealing of envelope or duct systems	[ ] Rater	[ ] Employer	[ ] Rater	[ ] Employer
Windows or window shading systems	[ ] Rater	[ ] Employer	[ ] Rater	[ ] Employer
Energy efficient appliances	[ ] Rater	[ ] Employer	[ ] Rater	[ ] Employer
Construction (builder, developer, construction contractor, etc.)	[ ] Rater	[ ] Employer	[ ] Rater	[ ] Employer
Other (specify below):	[ ] Rater	[ ] Employer	[ ] Rater	[X] Employer

Renewable Energy and Energy Management Systems; Punchlist Services

I attest that the above information is true and correct to the best of my knowledge. As a Rater or Rating Provider I abide by the rating quality control provisions of the Mortgage Industry National Home Energy Rating Standard as set forth by the Residential Energy Services Network (RESNET). The national rating quality control provisions of the rating standard are contained in Chapter One 4.C.8. of the standard and are posted at http://resnet.us/standards/RESNET_Mortgage_Industry_National_HERS_Standards.pdf.

Joe Burgess
Rater's Printed Name

294691963
Certification #

Joe Burgess
Rater's Signature

October 12, 2026
Date

RESNET Form 0300-2

This information does not constitute any warranty of energy cost or savings.
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HOW TO READ THE HERS® INDEX

With home energy costs continuing to increase, it only makes sense to find out how energy efficient the home you're buying really is. The U.S. Department of Energy estimates that houses built in line with today's energy code use 30-40% less energy than older homes; however by evaluating your home's HERS index, you can better assess the efficiency of the home you're buying.

A Home Energy Rating involves an analysis of a home's efficiency through a comprehensive plan review and several on-site inspections during the construction of your home. Upon completion of the home's plan review, an independent third party Home Energy Rater will work with the builder to identify energy efficiency improvements. The Rater then conducts on-site inspections which include a blower door test (to test whole-house air infiltration) and a duct test (to test for unwanted air leakage in the duct system). The results of these tests, along with inputs derived from the comprehensive plan review, are used to generate the HERS Index for the home.

The home energy rating is a widely recognized tool in the mortgage industry. Home energy ratings can also be used in a variety of ways in the housing industry. Since a rating quantifies the energy performance of a home, the HERS Index provides a means to compare the relative energy efficiency of different homes.

A new home built to the 2006 IECC would score a 100. One point in either direction indicates the home is either 1% more or less efficient than the 2006 IECC reference design home. Please reference your HERS certificate for more information regarding your home's individually rated HERS Index. For more information on the Home Energy Rating System, please visit: www.resnet.us

