

IMPROVEMENT ANALYSIS REPORT

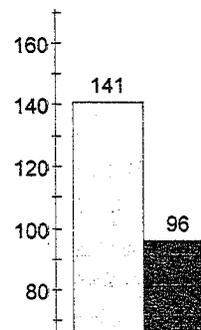
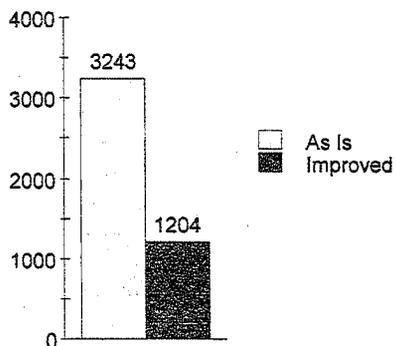
Date:	March 22, 2010	Rating No.:	
Building Name:	Test example 1	Rating Org.:	The Energy Auditor
Owner's Name:	Shana Sweitzer	Phone No.:	208-721-2524
Property:	Almond	Rater's Name:	Brian Bennett
Address:	Hailey, ID 83333	Rater's No.:	
Builder's Name:		Rating Type:	Verified Condition
Weather Site:	Sun Valley, ID	Rating Date:	03/3/2010
File Name:	Shana Sweitzer.bld.blg		

Energy Costs (\$/yr)

Total Costs (\$/yr)

HERS Index

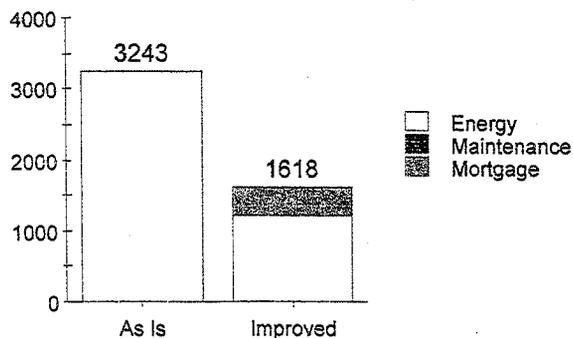
End-Use	As Is	With All Improvements	Savings
Heating	2552	603	1949
Cooling	0	32	-32
Hot Water	271	271	0
Lights and Appliances	302	302	0
Photovoltaics	-0	-0	0
Service Charge	120	0	120
TOTAL	3245	1207	2038



Information For Lenders and Appraisers

Installed Cost of Improvements (\$)	10360
Cost Weighted Life of Measure (Years)	30
Mortgage Term (Years)	25
Discount/Mortgage Rate (%)	0.000
Present Value Factor	30.0
Expected Annual Energy Savings (\$)	2038
Expected Annual Maintenance Costs (\$)	0
Expected Annual Savings (\$)	2038
Increased Annual Mortgage Costs (\$)	414
Present Value of Savings (\$)	61129
Expected Annual Cash Flow (\$)	1623

Cost Comparison (\$/yr)



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Test example 1

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Recommended Improvements

Component	Life	Cost	Yr Savings	PV	SIR	SP	Index
1. Equip 1: HEAT:	30	4500	1469	39563	9.8	3.06	140
Existing: Gas Fire Place****							
Proposed: 36k 14seer 8.5hspf							
Measure: ASHP							
2. Frame Fir 1: Main Floor	30	818	227	6004	8.3	3.60	125
Existing: Uninsulated							
Proposed: R-30							
Measure: Frame Floor R-30							
3. Ceiling 1: Main Ceiling	30	902	72	1252	2.4	12.57	120
Existing: R-19 Blown, Attic							
Proposed: R-38 Blown, Attic							
Measure: Increase By R-19							
4. Window 2: Glass Door	30	759	50	742	2.0	15.17	112
Existing: Single - Mtl w/Storm							
Proposed: Dbl/LoE/Arg - Vinyl							
Measure: Low_e							
5. Window 1: 1 east	30	552	36	535	2.0	15.24	110
Existing: Single - Mtl w/Storm							
Proposed: Dbl/LoE/Arg - Vinyl							
Measure: Low_e							
6. Window 7: 5 east	30	552	36	530	2.0	15.30	107
Existing: Single - Mtl w/Storm							
Proposed: Dbl/LoE/Arg - Vinyl							
Measure: Low_e							
7. Window 8: 1 West	30	552	36	526	2.0	15.36	105
Existing: Single - Mtl w/Storm							
Proposed: Dbl/LoE/Arg - Vinyl							
Measure: Low_e							
8. Window 3: 2 east	30	414	27	392	1.9	15.42	103
Existing: Single - Mtl w/Storm							
Proposed: Dbl/LoE/Arg - Vinyl							
Measure: Low_e							
9. Window 9: 3 West	30	345	22	325	1.9	15.46	101
Existing: Single - Mtl w/Storm							
Proposed: Dbl/LoE/Arg - Vinyl							
Measure: Low_e							
10. Window10: 3 West	30	345	22	323	1.9	15.50	99
Existing: Single - Mtl w/Storm							
Proposed: Dbl/LoE/Arg - Vinyl							
Measure: Low_e							

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Test example 1

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Component	Life	Cost	Yr Savings	PV	SIR	SP	Index
11. Window 4: 3 east	30	207	13	193	1.9	15.53	98
Existing: Single - Mtl w/Storm							
Proposed: Db/LoE/Arg - Vinyl							
Measure: Low_e							
12. Window 5: 4 east	30	207	13	192	1.9	15.55	97
Existing: Single - Mtl w/Storm							
Proposed: Db/LoE/Arg - Vinyl							
Measure: Low_e							
13. Window 6: 2 West	30	207	13	192	1.9	15.57	96
Existing: Single - Mtl w/Storm							
Proposed: Db/LoE/Arg - Vinyl							
Measure: Low_e							

Criteria

Ranking Criteria: Present Value	Maximum \$ Limit: No Limit
Cutoff: 0	Measures: Interactive

The home's energy efficiency is rated using the HERS Index as defined in the RESNET "Mortgage Industry National Home Energy Rating Systems Accreditation Standards," 2006. An Index of 100 represents a home that meets current energy codes. A lower Index indicates the home uses less energy than a code home, a higher Index indicates the home uses more energy than a code home. The rating considers all energy use in the home. The rating should be used only for comparison, since it assumes average climate and thermostat settings, quantities of hot water, and internal loads for a typical household. Energy costs are based on local energy prices at the time of rating. If energy efficiency improvements are made to the home, or energy prices change significantly, the rating and annual energy costs may change. Although every effort has been made to provide accurate information, this rating does not constitute a warranty, expressed or implied, about the energy efficiency or operating costs of the house. Estimated savings are calculated assuming that the improvements are implemented in the order listed, and in accordance with all local codes and standards. The cost estimates for improvements are established by the local HERS provider.

Home Energy Retro-Fit

Shana Sweitzer
Almond
Hailey, ID 83333

by:
Brian Bennett
The Energy Auditor
208-721-2524
March 22, 2010



Home Energy Retro-Fit

The Home Energy Retro-Fit report lists changes, or retrofits, that you can make to your home to save energy and money. Acting on the energy retrofit recommendations will make your home more comfortable, more valuable, and more affordable.

The Energy Auditor recommends these retrofits, based on data gathered in a detailed inspection of your home. If you desire more detail on the retrofits or the cost estimates, contact The Energy Auditor, which provided you this service.

Energy Retro-Fit Table

The Energy Retro-Fit table shows a package of energy retrofits for you to consider. Both the individual and total annual savings are based on the whole package. You can see how good of a financial choice these measures are by looking at the last column.

Feature to improve	Change from	Change to	Estimated cost	Annual savings	SIR*
Equipment:	Gas Fire Place****	36k 14seer 8.5hspf	\$4500	\$1469	9.8
Frame Floor:	Uninsulated	R-30	\$818	\$227	8.3
Ceiling:	R-19 Blown, Attic	R-38 Blown, Attic	\$902	\$72	2.4
Window:	Single - Mtl w/Storm	DbI/LoE/Arg - Vinyl	\$759	\$50	2.0
Window:	Single - Mtl w/Storm	DbI/LoE/Arg - Vinyl	\$552	\$36	2.0
Window:	Single - Mtl w/Storm	DbI/LoE/Arg - Vinyl	\$552	\$36	2.0
Window:	Single - Mtl w/Storm	DbI/LoE/Arg - Vinyl	\$552	\$36	2.0
Window:	Single - Mtl w/Storm	DbI/LoE/Arg - Vinyl	\$414	\$27	1.9
Window:	Single - Mtl w/Storm	DbI/LoE/Arg - Vinyl	\$345	\$22	1.9
Window:	Single - Mtl w/Storm	DbI/LoE/Arg - Vinyl	\$345	\$22	1.9
Window:	Single - Mtl w/Storm	DbI/LoE/Arg - Vinyl	\$207	\$13	1.9
Window:	Single - Mtl w/Storm	DbI/LoE/Arg - Vinyl	\$207	\$13	1.9
Window:	Single - Mtl w/Storm	DbI/LoE/Arg - Vinyl	\$207	\$13	1.9
Total			\$10360	\$2038	
Monthly Finance Cost**, Monthly Savings			\$35	\$170	

* SIR is Savings to Investment Ratio: this is an economic measure for investments. A SIR > 1 is a positive investment, while SIR < 1 loses money.

** The monthly finance cost is the monthly payment, including interest, that will pay for all the tabulated improvements when financed with a 25-year mortgage at 0.00%.

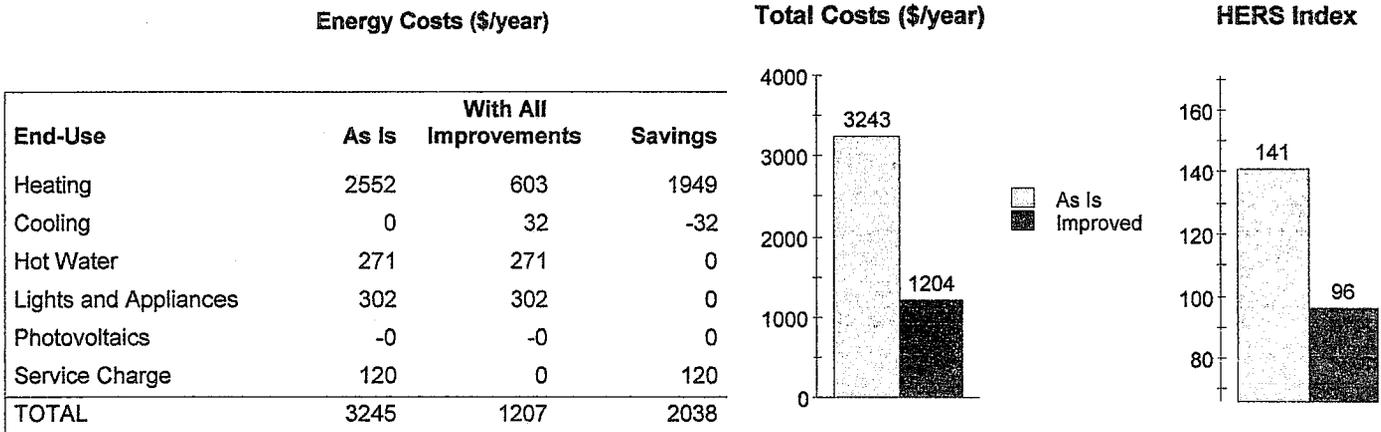
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Energy Costs by End-Use

The Energy Costs table compares the "before" and "after" annual energy costs to show energy cost savings. It groups retrofits by "end-uses," which are broad categories of how energy is used (or generated) in a home. Note that Photovoltaic panels (PV) generate energy, so as a result this "end-use" shows negative costs, if present.

The Total Costs bar chart gives a visual sense of how the annual operating costs of your house could change by incorporating all the listed energy retrofits.

The HERS Index bar chart provides a snapshot of your home's energy efficiency before and after retrofits. The HERS Index shows the energy efficiency rating of your home, similar to the way a miles per gallon rating shows the efficiency for a car.



The bar chart below displays the annual energy cost savings (\$ per year) associated with the energy retrofits you choose. Some retrofits interact with one another, and the total savings offered by each can change if the package of combined retrofits changes. For example, if you increase the insulation of your home, the energy savings you can gain from installing a more efficient furnace will be less than if you only install the furnace. However, the total savings will be greater if you choose both retrofits.

