



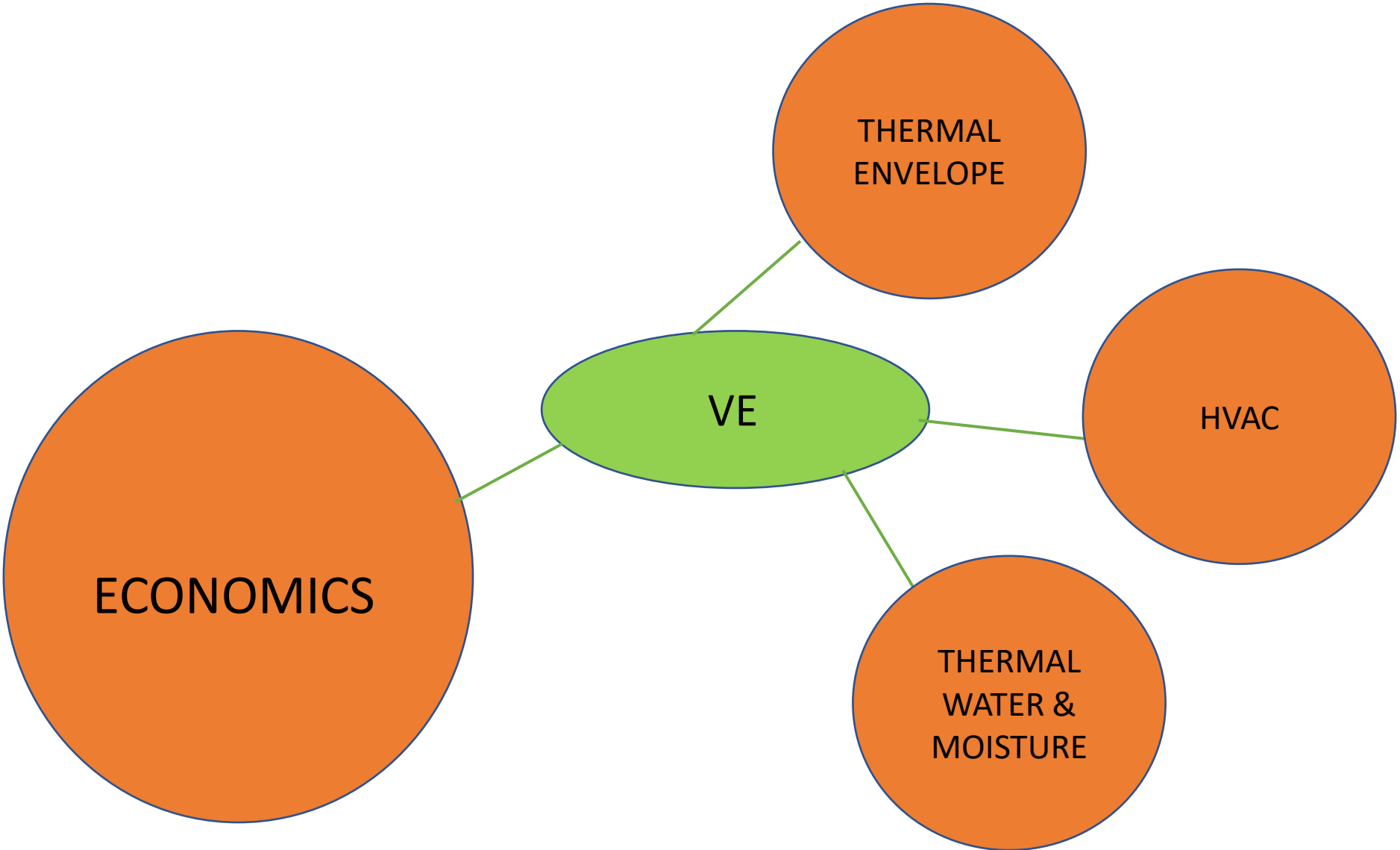
Decarbonizing
1890's
Victorian –
Melrose, MA



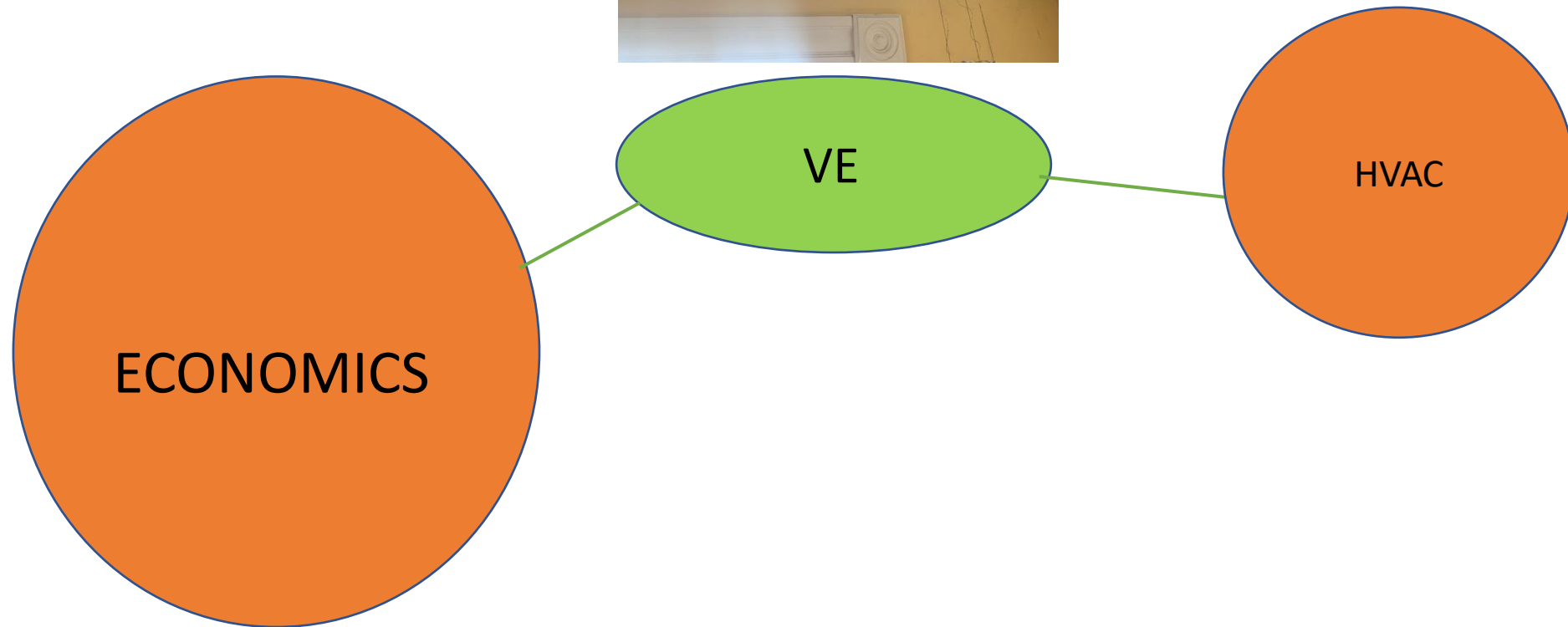
Before Renovation

- AC Window Units
 - NG Steam Heat – Radiators
 - Failing 2X Pane Windows
 - Rear of house 2002 added 3rd Fl bath
 - Downstairs rental unit
-





NO BRAINER MINISPLITS ALL THE WAY!!





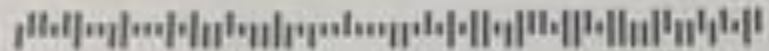
EFI Rebate Processing Center
2 Mount Royal Ave, Suite 325
Marlborough, MA 01752

2414 796

Craig Foley



US
Melrose MA 02176-1911



PAYMENT SUMMARY

Reference Number:

Check Number: 1 / -

Check Amount: 10,000.00

Date: 10/25/2022

MassSave \$10K Incentive for Decarbonization

Thank you for participating in the Mass Save® rebate program!

We can help you make smart choices on energy-saving products, equipment and insulation

Heat Pump Hot Water Heater

U.S. Government Federal law prohibits removal of this label before consumer purchase.

ENERGYGUIDE

Water Heater - ELECTRIC
Tank Size (Storage Capacity): 59 gallons

Rheem Sales Company, Inc.
Model XE55T10H45U1
Q32479

Estimated Yearly Energy Cost

\$155

\$191 ————— \$252
Cost Range of Similar Models

First Hour Rating
(how much hot water you get in the first hour of use)

very small	low	medium	high 75 Gallons
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Estimated Yearly Electricity Use

- Year cost will depend on your utility rates and use.
- Cost range based only on models tested by electricity with a high first hour rating.



Closed cell spray foam

- **Pros and Cons**
- R-value R-7 per inch
- Reaches tight spaces (Victorian)
- Spraying works as an effective air-sealer and vapor barrier
- Off-gassing concerns
- GWP concerns (blowing agent)



TABLE 1: CHANGES TO MAXIMUM HERS INDEX (SEE TABLE R406.5)

On-site Clean Energy Application	Maximum HERS Index score (before renewable energy credit)				
	New construction			Alterations, Additions and Change of use	
	Updated Stretch Code July 1, 2024	Updated Stretch Code (Same as base code)	Current Stretch Code	Updated Stretch Code	Current Stretch Code
None (Fossil fuels)	42	52	55	52	65
Solar		55	60	55	70
All-Electric	45	55	60	55	70
Solar & All-Electric		58	65	58	75

Home Energy Rating Certificate

Final Report

Rating Date: 2023-02-28

Registry ID: 843046148

Ekotrope ID: BdNGaXqv



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

Annual Savings

\$3,711

*Relative to an average U.S. home

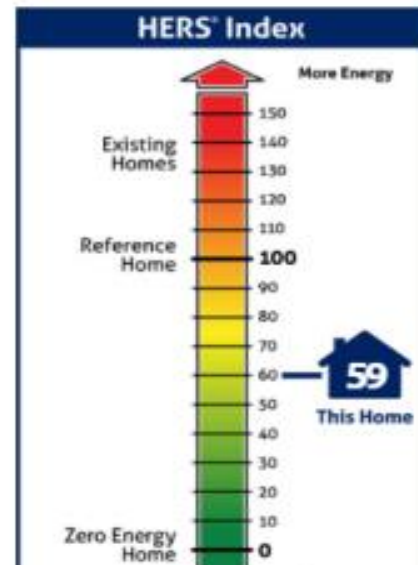
Home:
957 Main St Unit 2
Melrose, MA 02176

Builder:
Craig Foley

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	18.7	\$1,531
Cooling	0.8	\$67
Hot Water	2.2	\$176
Lights/Appliances	15.7	\$1,287
Service Charges		\$84
Generation (e.g. Solar)	0.0	\$0
Total:	37.4	\$3,145

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	1,753 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 11 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 20 SEER
Primary Water Heating:	Residential Water Heater • Electric • 3.85 UEF
House Tightness:	2163 CFM50 (9.59 ACH50)
Ventilation:	None
Duct Leakage to Outside:	Forced Air Ductless
Above Grade Walls:	R-13
Ceiling:	Vaulted Roof, R-50
Window Type:	U-Value: 0.26, SHGC: 0.2
Foundation Walls:	N/A

Rating Completed by:

Energy Rater: Samuel Kenney
RESNET ID: 0180686

Rating Company: Advanced Building Analysis, LLC
2 Woodlawn St, Amesbury, MA 01913
(978) 270-3911

Rating Provider: Energy Raters of Massachusetts
2 Woodlawn Street Amesbury, MA 01913
978-270-3911

Samuel Kenney, Certified Energy Rater



TABLE 2: Residential Specialized code requirements summary by building/dwelling unit size

Building Size	Fuel Type	Minimum Efficiency	Electrification	Min. EV wiring	Renewable Generation
Dwelling units up to 4,000 sf	All Electric	HERS 45 or Phius CORE or PHI	Full	1 parking space	Optional
Dwelling units up to 4,000 sf	Mixed-fuel	HERS 42 or Phius CORE or PHI	Pre-wiring	1 parking space	Solar PV (except shaded sites)
Dwelling units > 4,000 sf	All Electric	HERS 45 or Phius CORE or PHI	Full	1 parking space	Optional
Dwelling units > 4,000 sf	Mixed-fuel	HERS 0 or Phius ZERO	Pre-wiring	1 parking space	Solar PV or other renewables
Multi-family >12,000 sf	All Electric	Phius CORE or PHI	Full	20% of spaces	Optional
Multi-family >12,000 sf	Mixed-fuel	Phius CORE or PHI	Pre-wiring	20% of spaces	Optional

Base Code (IECC 2021)

- New construction in towns & cities not a green community
- 52 communities

Expected from BBRS:
July 2023

Stretch Code (2023 update)

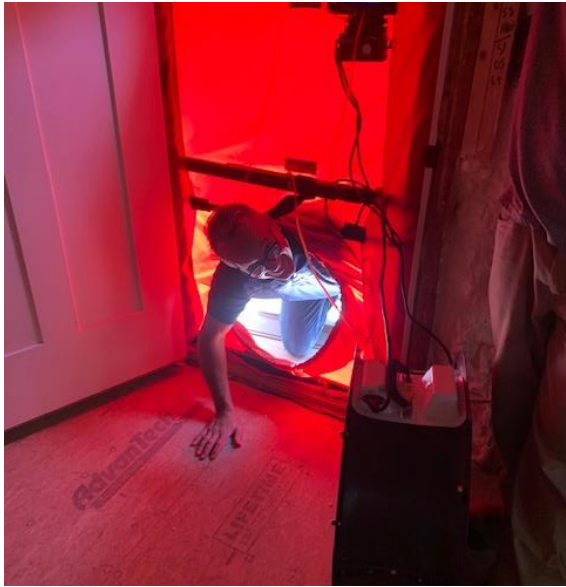
- New construction in towns & cities that are a green or stretch community
- 299 communities

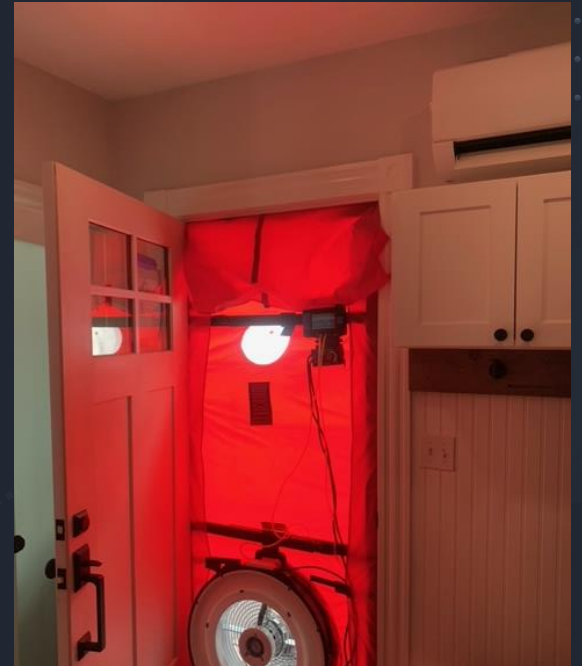
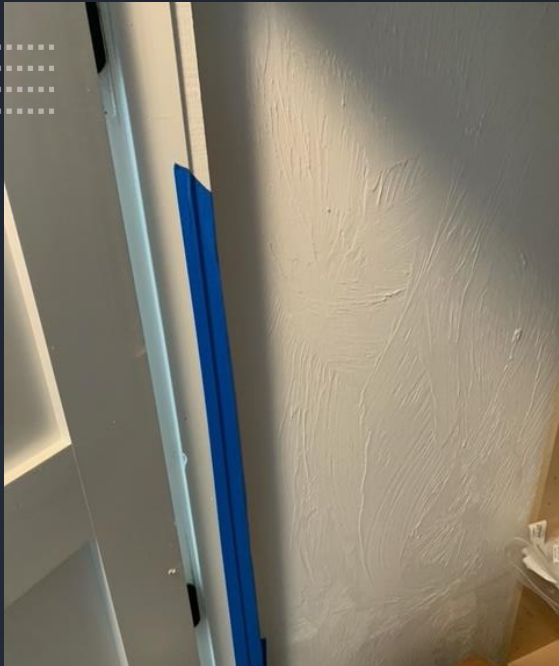
Residential : Jan 2023
Commercial: July 2023

Specialized Code ("Net-Zero")

- New Construction in towns & cities that vote to opt-in to this code
- Effective date:
Typically 6-11 months after
Town/City vote

Current Energy Code Options





Blower Door Test, HERS Certificate 2.28.23

Certificate No. H-024479



Certification Date: March 01, 2023

High-Performing Home

957 Main St # U2, Melrose, MA 02176-1911

Gold

This home's high-performing asset specifications can be found in the Pearl Certification Report and Appraisal Institute's *Residential Green and Energy Efficient Addendum* that accompany this certificate.

A handwritten signature in black ink that reads "W. Casey Murphy".

W. Casey Murphy
Pearl VP of Quality Management



Third Party Certification: See
Certification Report for details

