

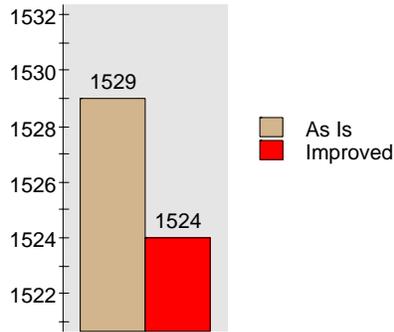
IMPROVEMENT ANALYSIS REPORT

Date:	April 04, 2011	Rating No.:	1004
Building Name:	1614 N14th Street Up	Rating Org.:	John D. Coldiron & Assoc., LLC
Owner's Name:	Lee Residence	Phone No.:	208-333-0900
Property:	1614 N 14th Street	Rater's Name:	John D. Coldiron
Address:	Boise, ID, ID 83702	Rater's No.:	
Builder's Name:	Flynnner Homes		
Weather Site:	Boise, ID	Rating Type:	Verified Condition
File Name:	12-18-10 REM Rate Upgraded w-Addition Test str	Rating Date:	12-18-10

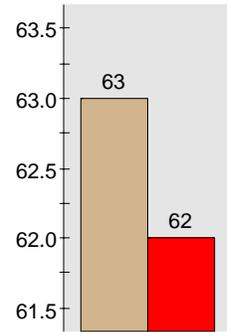
Energy Costs (\$/yr)

End-Use	As Is	With All Improvements	Savings
Heating	641	641	0
Cooling	120	115	5
Hot Water	141	141	0
Lights and Appliances	629	629	0
Photovoltaics	-0	-0	0
Service Charge	0	0	0
TOTAL	1531	1526	5

Total Costs (\$/yr)



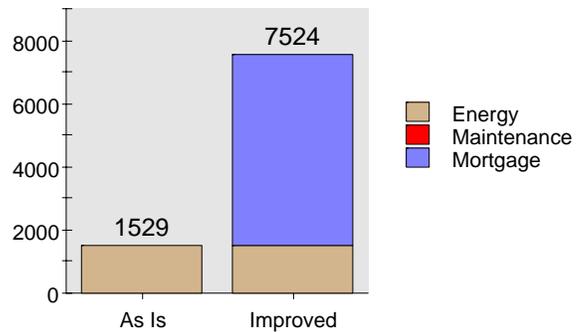
HERS Index



Information For Lenders and Appraisers

Installed Cost of Improvements (\$)	6000
Cost Weighted Life of Measure (Years)	30
Mortgage Term (Years)	1
Discount/Mortgage Rate (%)	0.000
Present Value Factor	30.0
Expected Annual Energy Savings (\$)	5
Expected Annual Maintenance Costs (\$)	0
Expected Annual Savings (\$)	5
Increased Annual Mortgage Costs (\$)	6000
Present Value of Savings (\$)	150
Expected Annual Cash Flow (\$)	-5995

Cost Comparison (\$/yr)



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1614 N14th Street Up

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Recommended Improvements

Component	Life	Cost	Yr Savings	SIR	PV	SP	Index
1. Ceiling 1: Rad Bar	30	3000	3	0.0	-2919	1108.47	63
Existing: FALSE							
Proposed: TRUE							
Measure: Radiant barrier in ceiling							
2. Ceiling 2: Rad Bar	30	3000	2	0.0	-2931	1308.91	62
Existing: FALSE							
Proposed: TRUE							
Measure: Radiant barrier in ceiling							

Criteria

Ranking Criteria: SIR	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.