

# Home Energy Rating Certificate



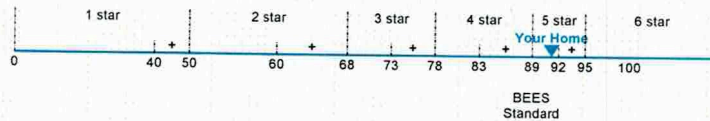
The Building Located At:  
  
16006 Division St.  
Chugiak, AK 99567

Has Been Energy-Rated As:

★★★★★  
Five Star

## Efficiency Score

91.2 points



Amount of CO2 Produced by the Home  
17,039 pounds per year

Projected Annual Energy Costs  
\$3,084 per year

Score with Renewables  
91.2 points

## Estimated Annual Energy Costs

Space Heating \$1,091

Water Heating \$254

Space Cooling \$0

Lights & Appli. \$1,740

Renewables \$0

Owner of Record: Midnight Sun Construction LLC

Legal Description

Lot 11 Block 1 Henkins

Energy Rater: Richard R. Owens  
Residential Energy Designs

Date Construction Began: 4/23/2025

Certifying BEES: 2018

Energy Rating Date: 4/8/2026

AkWarm: 2.18.0.0 Library: 3/13/2026

I certify that this Energy Rating is true and correct, to the best of my knowledge and belief, and the structure located on the above described property complies with the all the requirements of the building energy efficiency standards as required by Section .04 Part A. of the AHFC New Construction Inspection Guidelines, per the standards adopted by 15 AAC 155.010.

Energy Rater Signature

Date

Return to: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4-8-26

# Energy Cost and Features Report

(DOCUMENT DOES NOT NEED TO BE RECORDED)

**Property:** Midnight Sun Construction LLC  
16006 Division St.  
Chugiak, AK 99567

**House:** Single Family  
Living Floor Area: 1,512 square feet  
Attached Garage, 410 square feet

**Rater:** Richard R. Owens  
Residential Energy Designs  
PO Box 4857  
Palmer, Alaska 99645

**Rating:** BEES  
ID: MSC040826B

## Envelope Efficiency

Floor Insulation	R-20.9 *
Wall/Door Insulation	R-16.8 *
Ceiling Insulation	R-49.1
Window U-Value	U-0.30
Window SHGC	0.32
Window to Wall Ratio, Living Space	7.4%
South Facing Window Area	72 square feet
Air Leakage	2.3 Air Changes per Hour at 50 Pascals 0.15 Air Changes per Hour Natural

\* Includes the insulating value of the ground in contact with these components.

## Space Heating System

Fuel	Natural Gas
System Type	Boiler
Model	NCB 240 110H
Efficiency	95%
Btu/hr Output	12,350 - 104,500 Btu/hr
Primary Htg. Sys. Design Load	21,858 Btu/hr
Garage Htg. Sys. Design Load	4,825 Btu/hr
Supplemental Fuel	Natural Gas
Thermostat Setting	70.0 degrees F
Setback Thermostat	None

## Water Heater

Efficiency	95%
Location	Conditioned Space
Fuel Type	Natural Gas

## Space Cooling System

None Present

## Ventilation

System Type	Continuous Ventilation without Heat Recovery
Required Ventilation	50 CFM
Measured Ventilation	154 CFM

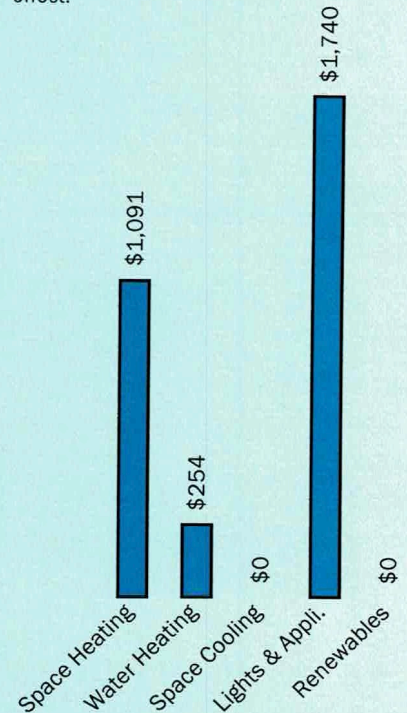
## Other

Number of Bedrooms	3
Clothes Dryer Fuel	Electricity
Cooking Range Fuel	Natural Gas
Oven Fuel	Natural Gas
Miscellaneous Lights/Appliance Use	Average
CAZ Test Normal Conditions	Pass

ver. 2.18.0.0, library: 3/13/2026, file: MSC040826B.hm2

## Estimated Annual Energy Costs

Actual use and costs may vary from these estimates depending upon weather conditions, occupant life styles and utility rates currently in effect.



Electricity: \$0.2582/kWh, Natural Gas: \$1.45/ccf  
 Space Heating: 146 kWh of Electricity, 726 ccf of Natural Gas  
 Water Heating: 175 ccf of Natural Gas  
 Space Cooling:  
 Lights & Appliances: 6,452 kWh of Electricity, 51 ccf of Natural Gas

