

## ***“RESNET Appraiser Portal Free to AI Members Only***



## **What is RESNET?**



- An industry-based, not for profit organization founded in 1995
- A national standards making body for building energy efficiency rating and certification systems in the USA (ANSI Accredited Standards Development Organization)
- Created and maintains the Mortgage Industry National Home Energy Rating System Standards
- Set the standards for certification of Home Energy Raters and Quality Assurance of HERS Ratings



## What is the HERS Index?



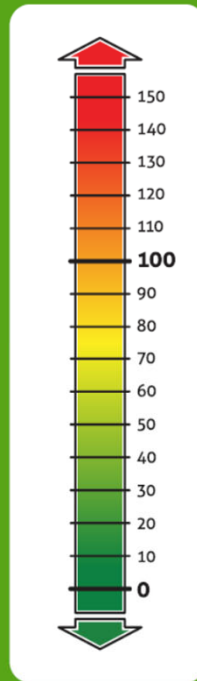
✓ The **national standard** by which a home's energy efficiency is inspected and rated.

✓ A typical home built to 2006 energy efficiency standards scores 100 on the HERS Index.

✓ A 1-Point change in the HERS Index represents a 1% change in energy use.

✓ A lower Index Score means a home uses less energy.

✓ A home with a HERS Index Score of 0 produces as much energy annually as it uses.



✓ A simple, easy to understand system for prospective homebuyers, Realtors, Appraisers and utilities to compare the energy performance of homes.



The HERS Index accounts for a home's energy consumption of heating, cooling, water heating, lighting and some appliances.

## The Concept of an Energy Rating

### HERS Rating

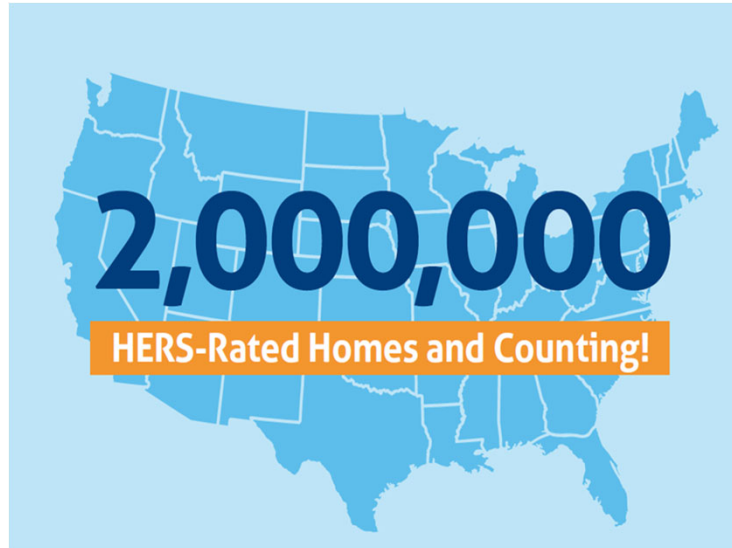
#### Reference Home

- Automatically generated by software
- Establishes baseline to compare rated home to
- Minimum requirements established in the 2006 IECC and Federal law
- Scores ~100 on HERS Index scale

#### Rated Home

- The "as-built" home
- Components entered by the Rater
- Each component that is more efficient than the reference home will reduce energy use and Index score in the rated home.
- Less efficient components will do the opposite.

## Popularity of HERS



## The RESNET Appraiser Portal

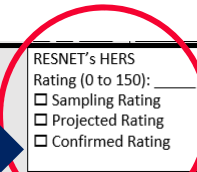
Secured Portal URL:  
<https://portal.resnet.us/>

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# RESNET's Appraisal Portal Includes Confirmed Ratings Only

 <p>AI Reports® Form 820.05*</p>	Client File #:	Appraisal File #:	
	Residential Green and Energy Efficient Addendum		
	Client:		
	Subject Property:		
	City:	State:	Zip:
<p>Additional resources to aid in the valuation of green properties and the completion of this form can be found at <a href="http://www.appraisalinstitute.org/education/green_energy_addendum.aspx">http://www.appraisalinstitute.org/education/green_energy_addendum.aspx</a></p>			

<b>Energy Label</b> Labels disclose the state of the home's energy assets.	RESNET's HERS Rating (0 to 150): _____ <input type="checkbox"/> Sampling Rating <input type="checkbox"/> Projected Rating <input type="checkbox"/> Confirmed Rating	Estimated energy savings for this home: \$____/year ____ckWh rate dated __/__/____ <i>Energy Savings includes electricity, heating &amp; Cooling.</i> <i>Score below 100 indicates energy costs are expected to be lower than average code-built home. HERS Index Report occupancy estimates energy cost based on number of bedrooms plus one. Only a "confirmed rating" is diagnostically tested.</i>
		

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## Differences in HERS Ratings

	Sampling	Projected	Confirmed
Random Testing of a number of houses built by same builder.	X		
Rating based on plans and specifications – preliminary – not tested		X	
Diagnostically tested with blower door and duct blaster			X

A Sampling or Projected rating requires an extraordinary assumption in an appraisal report. Builders should provide a Projected Rating for mortgage lending work to allow appraisers to understand the energy efficiency. A Confirmed Rating cannot be done until the house is completed.

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RESNET.

All Members must register a user name and password.

It's Free! An AI member benefit!

RESNET Portal Login

Remember me [Forgot password?](#)

<https://portal.resnet.us/>

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## Comparable Sales Search

RESNET. Home > RESNET HERS Index Search Tool

Dashboard  
My Profile  
**HERS Index Search**  
Logout

RESNET HERS Index Search Tool

The tool allows appraisers to search for home HERS Index scores by state, city, zip code or address. Simply start your search below.

By State/City     By Zip Code     By Address

State:

City:

Zip Code:

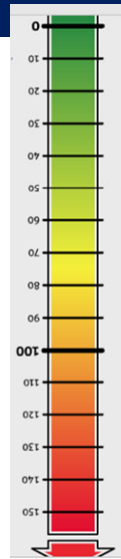
Address:

You can search by State, City, Zip Code, and/or Address



# Comparable Sales Search

- By State
- By City
- By Zip Code
- By Address



Trends

Do lower ratings produce higher value?

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# Filter Results

4D Appraiser

## Additional Search Filters!

### FILTERS

Use the filters below to refine your search results lorem ipsum dolor sit amet.

HERS Index Score Range



Builder Name

HERS Rating Company Name

Estimated amount for annual energy costs (\$)



Annual savings over reference home (\$)



Year of Construction Range

 to 

Update

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# Results – Market Reaction?

[Download Excel File](#)

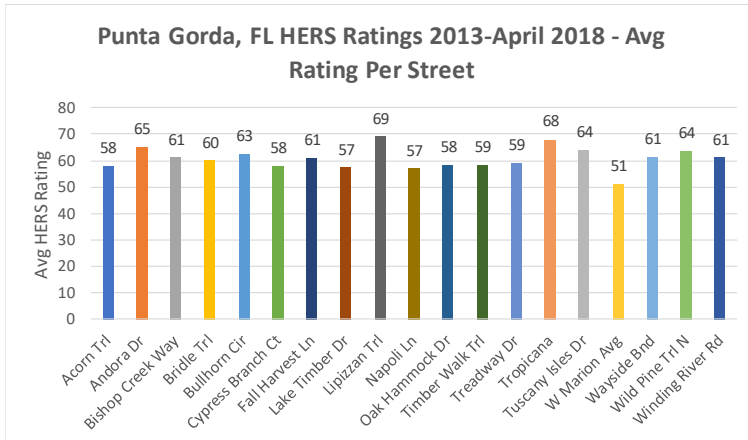
Home Address	HERS Score	Builder Name	HERS Rating Company Name	Annual Energy Costs	Annual Savings	Year of Constr.	Energy Star Certified	
123 Energy Efficiency Rd	52	Bob the Builder	The Best Rating Company	\$3273	\$2327	2015	No	<a href="#">View</a>
456 HERS Way	46	EE Homes	ABC Raters	\$2576	\$1230	2014	Yes	<a href="#">View</a>
10 Resnet Rd	2	Green Leaf Builders	USA Rating Co.	\$3760	\$3250	2014	Yes	<a href="#">View</a>
14 Crabapple Ln	44	Jon Doe Custom Home Builders	Tom the Rater	\$4703	\$4605	2015	Yes	<a href="#">View</a>
1755 Hair Pin Way	45	The Builder Inc.	American Raters	\$2800	\$1400	2014	Yes	<a href="#">View</a>
162 Stony Ridge Dr	2	Solar Builders Inc.	Energy Verifiers	\$395	\$5313	2017	Yes	<a href="#">View</a>
42 Tom and Jerry Blvd	10	Bob the Builder	The Best Rating Company	\$992	\$5834	2016	Yes	<a href="#">View</a>
102 Best Rd.	49	Really Good Home Builders	USA Rating Co.	\$3295	\$2424	2015	Yes	<a href="#">View</a>
69 Net Zero Ct.	-11	Solar Builders Inc.	Energy Verifiers	\$-322	\$5392	2016	Yes	<a href="#">View</a>
84 Holy Cow Rd.	46	Awesome Homes	Tom the Rater	\$3400	\$2250	2014	Yes	<a href="#">View</a>

Showing 1 to 10 of 10 records

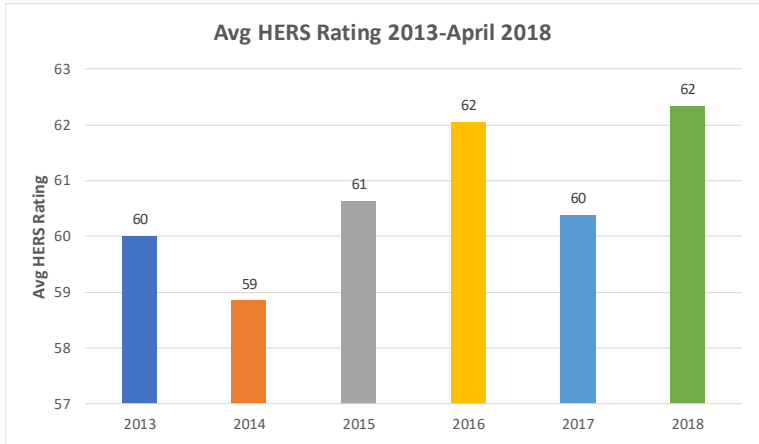
You can download the search results into an excel spreadsheet! It takes less than 5 minutes to search your subject and comparables.



# Market Reaction Supported



# Market Reaction Supported



MLS shows no  
 HERS?????  


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 200 shown in  
 RESNET  
 Appraisal Portal

Year	Avg HERS Rating	# of Ratings
2013	60	9
2014	59	19
2015	61	55
2016	62	62
2017	60	55
Apr-18	62	3
<b>Avg.</b>	<b>61</b>	<b>40</b>



## Now I have addresses to research

These addresses give appraisers a place to start the sales search for not only comparable data but for...

Paired-data analysis. Pairing sales with differing HERS Ratings may provide direct market support for the value of the energy efficient features.

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Learn more about how to implement green into appraisals & marketing



### A Guide to the Residential Green and Energy Efficient Addendum

By Sandra K. Adomatis, SRA, LEED Green Associate, NAR GREEN  
May 2018

Reviewed by Ben Hoen of Lawrence Berkeley National Laboratory

<https://www.appraisalinstitute.org/appraisal-institute-releases-guide-to-residential-green-addendum/>

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## Guide Addresses Appraiser, Listing, & Lender Relevance for each section.

- Where does it go on the 1004?
- Why is it important?
- How can it be used in marketing?
- How can lender use in underwriting?

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### Valuation of Sustainable Buildings

Title	Hours	State Approval
<a href="#">Introduction to Green Buildings</a>	8	<a href="#">State Approval</a>
<a href="#">Case Studies in Appraising Green Residential Buildings</a>	8	<a href="#">State Approval</a>
<a href="#">Residential and Commercial Valuation of Solar</a>	15	<a href="#">State Approval</a>
<a href="#">Case Studies in Appraising Green Commercial Buildings</a>	15	<a href="#">State Approval</a>
<a href="#">Practical Applications in Appraising Green Commercial Properties</a>	15	<a href="#">State Approval</a>

#### [FAQs](#)

[Program Registry – Residential](#)

[Program Registry – Commercial](#)

<https://www.appraisalinstitute.org/education/your-career/professional-development-programs/#Valuation%20of%20Sustainable%20Buildings>

## Appraiser Education Opportunities

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## For Further Information...

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Setting the Standards for  
Home Energy Efficiency

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