“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/
RESNET’s Appraisal Portal Includes Confirmed Ratings Only

Additional resources to aid in the valuation of green properties and the completion of this form can be found at http://www.appraisalinstitute.org/education/green_energy_addendum.aspx

Differences in HERS Ratings

<table>
<thead>
<tr>
<th></th>
<th>Sampling</th>
<th>Projected</th>
<th>Confirmed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Random Testing of a number of houses built by same builder.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rating based on plans and specifications – preliminary – not tested</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Diagnostically tested with blower door and duct blaster</td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

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.
AI Members must register a user name and password.

Its Free! An AI member benefit!

https://portal.resnet.us/

Comparable Sales Search

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

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

Do lower ratings produce higher value?

Filter Results

Additional Search Filters!

FILTERS
Use the filters below to refine your search results.

HERS Index Score Range

Builder Name
Select One

Estimated amount for annual energy costs ($)

Year of Construction Range
From Date
To Date

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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

Avg HERS Rating 2013-April 2018

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

MLS shows no HERS??????

200 shown in RESNET Appraisal Portal
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.

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

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?

Valuation of Sustainable Buildings

<table>
<thead>
<tr>
<th>Title</th>
<th>Hours</th>
<th>State Approval</th>
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</thead>
<tbody>
<tr>
<td>Introduction to Green Buildings</td>
<td>8</td>
<td>State Approval</td>
</tr>
<tr>
<td>Case Studies in Appraising Green Residential Buildings</td>
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<tr>
<td>Residential and Commercial Valuation of Solar</td>
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<td>Case Studies in Appraising Green Commercial Buildings</td>
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<td>State Approval</td>
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</table>

FAQs
Program Registry – Residential
Program Registry – Commercial

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

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