

Permantent RESNET Policy for the Transfer of HERS Rater of Record

Adopted September 3, 2025

This policy is intended to provide a structured path forward for situations in which a rating was partially completed by a rater in good standing and the Rating Company is no longer able to provide rating services. It is designed to address homes that have been orphaned by such events, ensuring that prior inspection work can be responsibly relied upon when appropriate documentation exists and program standards are met.

To ensure consistency, accountability, and data integrity in the HERS rating process, the following guidance applies when transferring unregistered completed or in-progress ratings from one HERS Rater of record to another:

1. Allowable Transfers with Complete Rating Documentation

HERS ratings may be transferred from one HERS Rater of record to another without restriction *if field-collected documentation is available and provided to the adopting rater*. Documentation, including photos and/or inspection reports, must adequately support the verified features and conditions as outlined in the RESNET standards. If required documentation is missing or insufficient to verify the rated features and conditions, alternative options may be pursued. For further guidance, see the Process Options Chart in Appendix A.

2. Verification and Oversight

The receiving HERS rater of record is responsible for evaluating whether the supporting documentation sufficiently verifies the minimum rated features. Any gaps or discrepancies must be resolved or clearly noted in the rating file. (See Appendix A)

3. Considerations

Homes covered under this limited exception will be flagged as having been transferred from the original HERS rater of record to a new rater. RESNET will defend the validity of ratings transferred under this policy, including those granted under the limited exception against future challenges so long as the documentation and process requirements have been followed in good faith. In such cases, all parties shall indemnify one another for actions taken in accordance with this policy.

4. Acceptable Evidence of Data Completeness and Reliability

Evidence that the data is compliant and reliable includes, but is not explicitly limited to: photographic evidence, completed field checklists, system logs or platform submissions, affidavits or attestations from the original rater, and relevant testing data. The adopting rater and provider must assess whether the available evidence sufficiently supports the rating in accordance with RESNET standards. Upon request, RESNET shall adjudicate disputes on interpretation of this policy.

Upon approval of this policy, RESNET staff will develop an implementation plan and submit it to the Board for review and approval.

Appendix A

**RESNET Policy for the Transfer of HERS Rater
of Record
Pre-Drywall Inspection (PDI) Process
Options**

Process A

PDI Field Collected Documentation is
Available and Provided to Adopting Rater

Data is deemed
sufficient and
reliable by Adopting
Rater consistent
with RESNET
standards. Adopting
Rater completes
rating with caveat
that downstream
rating challenges
based on suspected
deficient PDI factors
will be addressed by
RESNET QA Staff.

Data is deemed
insufficient by the
adopting Rater
**Rater Proceeds to
Process B**

Process B

PDI Field Collected Documentation is
missing or insufficient.

Adopting Rater may
employ non-invasive
and/or invasive
procedures to
collect PDI
documentation.
**Rater Proceeds to
Process A**

**Limited Exception:
Transfers without
Documentation:** If
field collected
documentation is
unavailable, the
builder may request a
limited exception to
be granted at the
discretion of the new
rater of record.

Approval Requires:

A documented good-faith effort
by the builder—via electronic
communication—to obtain the
original materials from the prior
rater, and.

Submission of that
communication, including dates,
recipients, and any explanation
for the missing documentation.