

Permanent 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

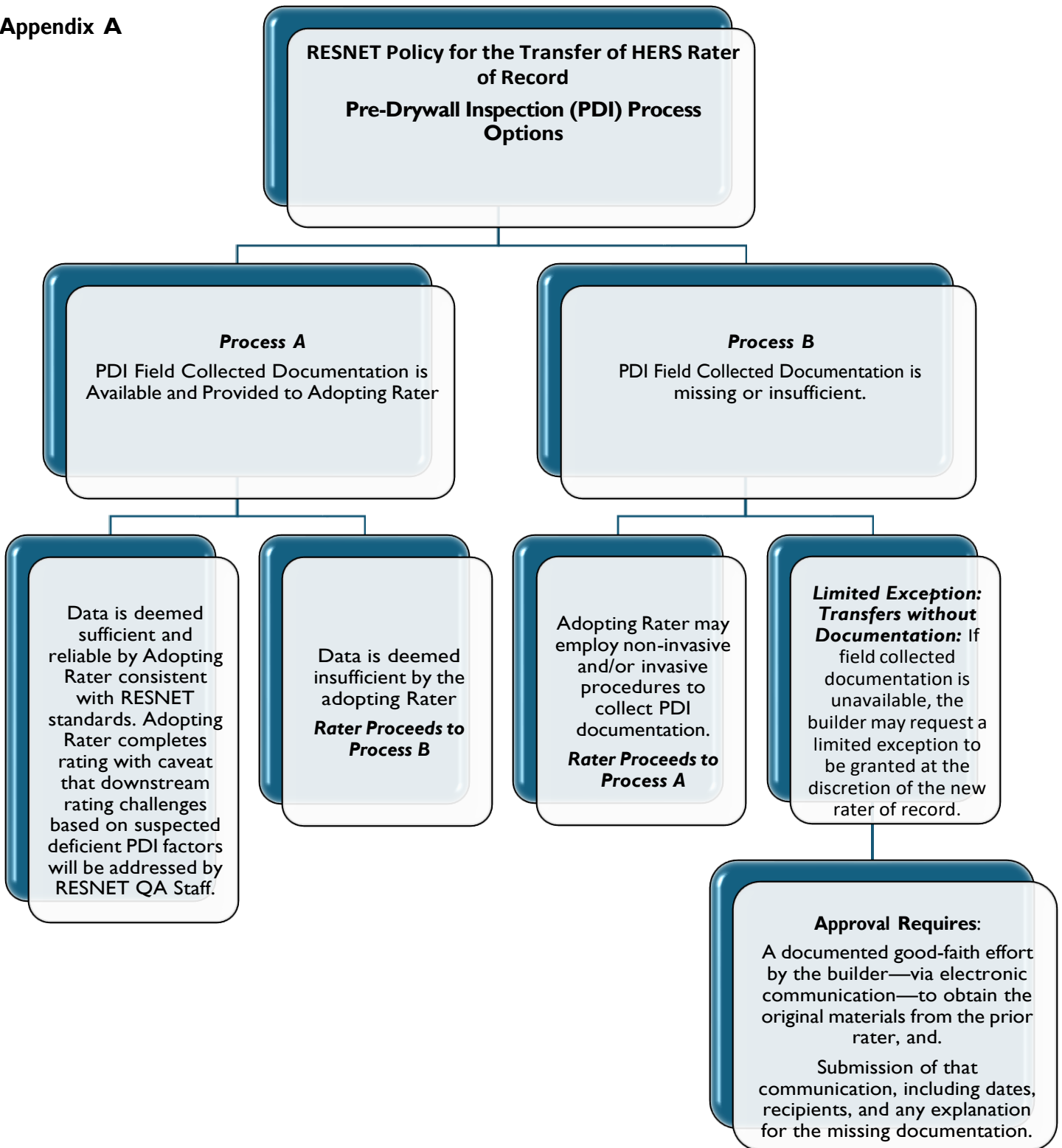
Homes covered under this limited exception will be flagged as having been transferred from the original HERS rater of record to a new rater. RESNET will defend the validity of ratings transferred under this policy, including those granted under the limited exception against future challenges so long 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

Process B

PDI Field Collected Documentation is missing or insufficient.

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

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.