



# UECC/ERHU- Fact Sheets

## HOME ENERGY RATING SYSTEM (HERS)

Developed jointly by the U.S. Dept. Of Energy and Energy Rated Homes of America, the Home Energy Rating System (HERS) is the uniform system for evaluating the overall energy efficiency of a residential dwelling. A home's energy efficiency is calculated by collecting data on the performance of various systems within the house, such as the heating and cooling systems, the ventilation system, air infiltration or the leakage of outside air into the house, and the quantity and quality of such items as doors, windows, insulation, mechanical equipment, and solar orientation. This information is then analyzed to determine how efficiently the systems within the "whole house" are working and what improvements would make them work better. The house is then assigned a Home Energy Rating and the person requesting the rating is given a report listing the suggested improvements and an estimate of how much can be saved on energy by making the improvements.

The benefits of having a home energy rated are many. Not only are specific areas that are wasting energy and money pinpointed, but a Home Energy Rating allows new and existing homes to participate in various Energy Efficient and Energy Improvement Mortgage programs. Many reports can be generated from the software used to calculate the rating. These reports can assist appraisers determine the value of energy improvements, loan officers complete the mortgage process, and building inspectors check for compliance to the Model Energy Code. A Home Energy Rating is also a valuable selling point for the home owner and an effective marketing tool for builders selling their energy efficient homes. A rating can also be used to determine whether a home meets the standards set by the EPA ENERGY STAR Homes program. A home that rates at 86.0 points (Five Stars) or higher is ENERGY STAR Homes compliant.

### HOME ENERGY RATING SYSTEM

★★★★★+	90-100	Extremely Efficient
★★★★★	86-89	Very Efficient (Energy Star Compliant)
★★★★★+	83-85	Efficient
★★★★★	80-82	Good
★★★★+	70-79	Above Average
★★★★	60-69	Average
★★★+	50-59	Below Average
★★★	40-49	Fair
★★+	20-39	Poor
★	0-19	Extremely Poor



## BENEFITS TO THE HOUSING INDUSTRY

### Lenders

- larger loan volume and higher loan amounts
- unique marketing niche
- more qualified buyers

### REALTORS®

- more qualified buyers
- increase listings and commissions
- enhance customer service
- compare efficiencies of various homes

### Buyers

- more house for the money, more money for the house
- lower operating costs
- increased comfort and resale value

### Builders

- energy design analysis
- more qualified buyers
- recognition for quality building
- assistance in marketing their homes

### Sellers

- a home that stands out in a crowd
- more qualified buyers
- adds value to the home



**For more information contact:**

**UTAH ENERGY CONSERVATION COALITION, INC.**  
**ENERGY RATED HOMES OF UTAH**

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The home's energy efficiency is rated on a zero to 100 scale using the national uniform rating method as defined in the NASEO "National Home Energy Rating Technical Guidelines", Sept. 19, 1999. A zero rating represents the least energy efficient home possible, while a 100 rating represents the most energy efficient home. The rating considers heating, cooling, and hot water. The rating should be used only for comparison, since it assumes average climate and thermostat settings, quantities of hot water, and internal loads for a typical household. Energy costs are based on local energy prices at time of rating. If energy efficiency improvements are made to the home, or energy prices change significantly, the rating and annual energy costs may change. Although every effort will be made to provide accurate information, the rating does not constitute a warranty, expressed or implied, about the energy efficiency or operating costs of the house. Estimated savings for each improvement are calculated assuming accordance with all local codes and standards, and that no other improvements are implemented. The cost estimates for improvements are established by the HERS provider.