Set Yourself Apart with the Home Energy Score

Most homebuyers enter into the largest investment of their lives without knowing how efficient or comfortable the home is, and little idea of how much utility bills are likely to be. The U.S. Department of Energy is starting to change that, and home inspectors are in a prime position to get involved.

What is the Home Energy Score?

Like a miles-per-gallon rating for a car, the Home Energy Score is an easy-to-produce rating designed to help homeowners and homebuyers gain useful information about a home’s energy performance. Based on an in-home assessment that can be completed in less than an hour, the Home Energy Score not only lets a homeowner or homebuyer understand how efficient the home is and how it compares to others, but also provides recommendations on how to cost-effectively improve the home’s energy efficiency.

The Home Energy Score uses a simple 1-to-10 scale where a 10 represents the most energy-efficient homes. The Score was designed to be easily understood and to tap into people’s desire to improve their score or to outperform their peers.

Since the program launched in 2012, more than 350 qualified Home Energy Score Assessors have scored over 35,000 homes working under 36 Partner organizations nationwide.

Why Use the Home Energy Score?

As a Certified Home Inspector, You Pre-Qualify! DOE’s online training and testing are offered free and at your own pace. You can work under an existing Home Energy Score Partner, such as the American Society of Home Inspectors (ASHI), Building Performance Institute (BPI), or International Association of Certified Home Inspectors (InterNACHI).

Scoring A House Is Even Simpler Now. Many software vendors have integrated the Score into their software products. You can input the data directly into their products or use DOE’s free Scoring Tool online interface.

Multiple Listing Services (MLSs) & States Recognize Customers Want to Know More About Home Energy Costs. MLSs are starting to provide the Home Energy Score to buyers. States across the country are adopting the Score to ensure energy efficiency information is consistent and credible. In some cases, states are offering additional incentives with the Score to encourage upgrades.

New Financial Incentives Make the Score Attractive to Homebuyers. Under a new FHA policy, homebuyers can qualify for a larger mortgage by buying a home that scores a 6 or higher, or by making improvements to a less efficient home. This policy reflects the fact that more efficient homes have lower operating costs. Home inspectors are in a great position to bring this opportunity to their clients’ attention.

“A homebuyer with an income of $75,000 who currently qualifies for a monthly mortgage payment of $1,938 can now borrow an extra $125 per month for a more energy efficient home. Financed with a 30-year mortgage at today’s rates, the homebuyer can now qualify for a house valued at approximately $26,500 more than a less efficient house.”

— DOE Blog Post on FHA Policy, January 2016

Contact us at assessor@sra.com to get involved.
The **Score** page shows the home’s current Score, its Score with improvements, and estimated annual savings.

The **Home Facts** pages provide both the data collected during the home walk-through and the estimated energy use for the home.

The **Recommendations** page provides cost-effective improvements, divided into “Repair Now” (e.g. better insulation, air sealing, duct sealing) and “Replace Later” (e.g. replacing HVAC and hot water equipment with ENERGY STAR rated options).