

FRISCO SPRINGS - PHASE 2

What Is the HERS/ERI Index?

The Home Energy Rating System (HERS) Index or Energy Rating Index (ERI) is the industry standard by which a home's energy efficiency is measured. It's also the nationally recognized system for inspecting and calculating a home's energy performance.

What does a HERS/ERI rating say about a house?

The HERS/ERI Index measures a home's energy efficiency and there are a lot of great reasons to have a home energy rating performed on your house. It can tell you so much about the home you live in, like how efficiently it's operating and where you can make modifications for greater energy savings. When you're selling your home, a low HERS/ERI Index Score can command a higher resale price. And when you're buying a home you can anticipate the costs of energy bills and efficiency upgrades.

How Does the HERS/ERI Index Work?

Our Third Party Rater assesses the energy efficiency of a home, assigning it a relative performance score. The lower the number, the more energy efficient the home. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a standard new home is awarded a rating of 100.

- A home with a HERS/ERI Index Score of 70 is 30% more energy efficient than a standard new home
- A home with a HERS/ERI Index Score of 130 is 30% less energy efficient than a standard new home

What do the scores mean?

To calculate a home's HERS/ERI Score, a certified Rater does an inspection, testing and rating on your home and compares the data against a 'reference home'— a designed-model home of the same size and shape as the actual home, so your score is always relative to the size, shape and type of house you live in.

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