

**DOCKETED**

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**Homeowners hiring**

*Additional submitted attachment is included below.*

I am all for weeding out the bad actors, and I do agree the homeowners should be advised that they can hire their own rater. However, in my opinion there are many issues regarding the homeowner hiring the HERS Rater that should be considered.

I was a CREIA Certified home inspector for 16 years, and the first question 90% of potential customers would ask when calling is “how much do you charge”? Not, “What are your qualifications or certifications”? I believe it will be the same for homeowners inquiring about FV&DT. Resulting in lower rates, less quality FV&DT and a race to the bottom.

A large percentage of homeowners don't really care about permits or FV&DT. I hear so often when scheduling “My system works fine, blows good out of all the vents”. I must convince them it is in their best interest to have FV&DT done. Then if the system fails and the customer is already convinced the system is working fine, they will not spend the extra money to repair and retest.

Not to mention the home warranty projects. I believe 100% of home warranty projects won't be FV&DT!

Currently we can schedule or at least attempt to schedule multiple projects in a particular area for a particular day of the week. I currently schedule 3-5 projects in say a 10-15 mile radius for one day. If homeowners do the hiring, we will not know where our next call will be coming from. Which means we could be driving 20 miles in one direction for customer A and must drive back 40 miles the opposite direction for customer B. This will add cost of fuel, wear and tear on vehicles, added miles means oil changes more often, and added environmental impact. This would not affect the larger firms as much, because most large firms have raters based in various locations.

I believe the HERS Rater, especially the bad actors would be less likely to bother assisting the homeowner in locating a possible issue such as smoke test. They will just be able to say to them “your system failed pay me please”.

If the installers feel they are no longer responsible for FV&DT why would they be responsible for sealing duct work they didn't install or boot seal if the homeowner is now responsible for the FV&DT?

The installer won't want to come back if they have been paid for the installation. In their minds they did what they were contracted to do. Then you have the smart customers that do not pay for the install until all work has been signed off by the building department. So, the installer is dependent on the homeowner to be on top of it and get required FV&DT scheduled.