

## Sample Healthy Housing Assessment Questions to Modify Energy Audits

### Occupant Health

1. Family members < 6 yrs of age? >60 yrs of age?
2. Occupants with asthma?
3. Occupants with other respiratory problems?
4. Flu like symptoms or headaches?
5. Pregnant women?

### Moisture (a table version is shown at the end of the document)

#### **1. Basement/Crawl Space**

Wet spots >2ft2: Locations/size ft2 \_\_\_\_\_ Likely repair \_\_\_\_\_

Condensation>2 ft2: Locations/size ft2 \_\_\_\_\_ Likely repair \_\_\_\_\_

Mold>ft2: Locations/size ft2 \_\_\_\_\_ Likely repair \_\_\_\_\_

Stains/Rot: Locations/size ft2 \_\_\_\_\_ Likely repair \_\_\_\_\_

Musty Odor: Locations \_\_\_\_\_ Likely repair \_\_\_\_\_

#### **2. Other occupied spaces**

Wet spots >2ft2: Locations/size ft2 \_\_\_\_\_ Likely repair \_\_\_\_\_

Condensation>2 ft2: Locations/size ft2 \_\_\_\_\_ Likely repair \_\_\_\_\_

Moisture on windows, where and which season \_\_\_\_\_

Mold>ft2: Locations/size ft2 \_\_\_\_\_ Likely repair \_\_\_\_\_

Stains/Rot: Locations/size ft2 \_\_\_\_\_ Likely repair \_\_\_\_\_

Musty Odor: Locations \_\_\_\_\_ Likely repair \_\_\_\_\_

#### **3. Attic**

Wet spots >2ft2 :Locations/size ft2 \_\_\_\_\_ Likely repair \_\_\_\_\_

Condensation>2 ft2: Locations/size ft2 \_\_\_\_\_ Likely repair \_\_\_\_\_

Mold>ft2: Locations/size ft2 \_\_\_\_\_ Likely repair \_\_\_\_\_

Stains/Rot: Locations/size ft2 \_\_\_\_\_ Likely repair \_\_\_\_\_

Musty Odor: Locations \_\_\_\_\_ Likely repair \_\_\_\_\_

#### 4. Exterior

Wet spots >2ft<sup>2</sup> :Locations/size ft<sup>2</sup> \_\_\_\_\_ Likely repair \_\_\_\_\_

Mold>ft<sup>2</sup>: Locations/size ft<sup>2</sup> \_\_\_\_\_ Likely repair \_\_\_\_\_

Stains/rot: Locations/size ft<sup>2</sup> \_\_\_\_\_ Likely repair \_\_\_\_\_

5. Does RH exceed 45% when outside temperature is <45 degrees?

6. Does RH exceed 65% when air conditioning is running?

#### Ventilation

1. Does existing ventilation meet ASHRAE 62.2, Appendix C (Existing Buildings) requirements?

2. Bath fans exhaust to exterior?

3. Kitchen fans exhaust to exterior?

4. Dryer vents to exterior?

#### Contaminants

##### **Lead**

1. Is documentation available that the house was built after 1978 or that lead inspection confirms no lead-based paint is present?

*In pre-1978, homes or if construction year is uncertain:*

2. Peeling, flaking or deteriorated paint on **interior** surfaces (walls, ceilings, windows, doors), location and size in ft<sup>2</sup>.

3. Peeling, flaking or deteriorated paint on **exterior** surfaces (walls, ceilings, windows, doors), location and size in ft<sup>2</sup>.

4. Are there children under age six or pregnant women in the home?

##### **Radon**

5. Has the home been tested for radon? If yes, radon levels at or above 4pCi/L (Pico curies/liter)) Y/N, level\_\_\_\_\_

6. If no prior test, radon results pre-work?

7. Existing radon control system?

##### **Asbestos/Vermiculite**

8. Was the house built between 1930 and 1950?

9. Does the attic or wall insulation contain vermiculite?

10. Are roofing and siding shingles made of asbestos cement?

##### **Garage Sources**

11. Is there an attached garage?

12. Is there a basement adjoining the garage?

13. Is there a room above the garage?
14. Are there obvious holes between the garage and other rooms?

### **Tobacco Smoke**

15. Does anyone in the home smoke?

### Combustion Safety

1. If gas appliances, conduct testing following BPI Section 7, do results indicate CO levels of concern?
2. Are there any unvented gas or kerosene space heaters?
3. Are there vent-free fireplaces?

### Pests

1. Are there noticeable cockroaches (urine stains, droppings, roaches)?
2. Are there noticeable mice or rodents (urine stains, droppings, animals seen)?
3. Are pesticides or rodenticides used?
4. Are there other known local infestation hazards (e.g., termites, birds, etc.)?

### Injury Risks

1. Are there obvious trip and fall hazards (e.g., loose parts of stairs, insufficient or loose banisters, poor lighting, stuff stored on stairs)?
2. For elderly occupants, are there grab bars and railings?
3. Are there working smoke detectors?
4. Is there knob and tube wiring?
5. Are there harmful household chemicals stored in accessible locations for young children?
6. Are there any firearms in the home?

<b>Moisture Table</b>						
Location	Water puddle/ Wet Spot	Condensation	Rot/Mold/ Stains	Musty Odor	Likely Repair	Rel. Hum. %
Note with <b>X</b> if Moisture > Priority Thresholds	> 2 ft inside; 4 ft2 outside	Attic >2 ft2 > 1 window	> 2 ft			>45% when temp <45 degrees or >65% when air conditioning is running
<b>Basement</b>						
Just Outside						
Inside						
<b>Crawlspace</b>						
Just Outside						
Inside						
<b>Kitchen</b>						
<b>Bathroom</b>						
<b>Bedroom #1</b>						
<b>Bedroom #2</b>						
<b>Attic</b>						
Roof Sheathing						
Insulation						
<b>Exterior Walls</b>						
Siding						
Siding Below Windows						
Interior at Ceiling						
<b>Ceiling - Interior</b>						
<b>Windows 1<sup>st</sup> floor</b>						
<b>Windows 2<sup>nd</sup> floor</b>						
<b>Outdoor Temp and RH</b>						
<b>Other locations</b>						

Mark with X if moisture problem equals or exceeds threshold noted in column.  
 Circle if there is an obvious source to fix