

# APPENDIX I

## Homebuyer's Checklist

Below is a more detailed list of building features for those who really want to investigate their house. To really see how some of these measures are installed, visit houses that are under construction.

| MEASURE   | Building America | Builder #1 | Builder #2 | Builder #3 |
|---|------------------|------------|------------|------------|
| <b>HEATING AND COOLING EQUIPMENT</b>  |                  |            |            |            |
| ENERGY STAR qualified air conditioning of <b>SEER* 13 or greater</b>  | Yes              |            |            |            |
| ENERGY STAR qualified heat pump   | Yes              |            |            |            |
| ENERGY STAR qualified boiler  | Yes              |            |            |            |
| ENERGY STAR qualified furnace of <b>AFUE* 90</b>  | Yes              |            |            |            |
| ENERGY STAR qualified programmable thermostat   | Yes              |            |            |            |
| Ductwork sealed with mastic (no duct tape)  | Yes              |            |            |            |
| <b>5% or less</b> duct leakage found with pressure test   | Yes              |            |            |            |
| Duct Insulation:<br><b>R-4</b> in conditioned space, <b>R-8</b> in attic, <b>R-6</b> in crawlspace                                  | Yes              |            |            |            |
| House plans show duct layouts   | Yes              |            |            |            |
| Ducts located in conditioned space as much as possible  | Yes              |            |            |            |
| Ducts sized according to industry standards in <b>Manual D</b>  | Yes              |            |            |            |
| Heating and cooling equipment sized according to industry standards in <b>Manual J</b>  | Yes              |            |            |            |
| House pressure balanced with jump ducts   | Yes              |            |            |            |
| HVAC* equipment and duct work was inspected and tested after installation   | Yes              |            |            |            |
| <b>INSULATION</b> <i>(take a look at a house under construction before sheetrock is installed)</i>                                  |                  |            |            |            |
| Insulation installed behind tubs, landings, and other hard to reach places  | Yes              |            |            |            |
| Insulation fills entire cavities – no voids or compressed batts – Attic insulation level without gaps and covers entire attic floor | Yes              |            |            |            |
| Where fiberglass batt insulation is used it is high-density   | Yes              |            |            |            |
| Rim joists are insulated  | Yes              |            |            |            |
| <b>WINDOWS</b> <i>(take a look at a house under construction before exterior siding is installed)</i>                               |                  |            |            |            |
| ENERGY STAR qualified windows, doors, and skylights   | Yes              |            |            |            |
| Windows flashed to help repel water   | Yes              |            |            |            |
| Windows rated to 0.35 U-factor and SHGC   | Yes              |            |            |            |

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| <b>MOISTURE MANAGEMENT</b> <i>(take a look at a house under construction before exterior siding is installed)</i>  |     |  |  |  |
|--|-----|--|--|--|
| Ground slopes away from house  | Yes |  |  |  |
| Housewrap or building paper covers exterior sheathing in wood framed houses  | Yes |  |  |  |
| Roof flashing in valleys, where walls and roofs intersect, and at other places where water may enter the house – the more complex the roof, the more flashing you should see | Yes |  |  |  |
| Overhangs for shade and to direct water away from walls  | Yes |  |  |  |
| <b>AIR RETARDERS</b>   |     |  |  |  |
| All penetrations through exterior walls sealed   | Yes |  |  |  |
| Careful sealing of sheetrock or exterior sheathing   | Yes |  |  |  |
| Canned lights rated as airtight and for insulated ceiling (ICAT)   | Yes |  |  |  |
| Electrical boxes on exterior walls caulked or gasketed   | Yes |  |  |  |
| Holes into attic sealed  | Yes |  |  |  |
| Attic hatch weather-stripped and insulated   | Yes |  |  |  |
| Air leakage determined with house depressurization test  | Yes |  |  |  |
| <b>SLAB FOUNDATION MEASURES</b>  |     |  |  |  |
| Radon vent pipe installed  | Yes |  |  |  |
| 4 to 6 inch gravel base  | Yes |  |  |  |
| Polyethylene (plastic) vapor barrier between gravel and slab   | Yes |  |  |  |
| <b>PLUMBING</b>  |     |  |  |  |
| No hot water pipes in exterior walls or ground   | Yes |  |  |  |
| <b>YOUR FEATURES FOR COMPARISON</b>  |     |  |  |  |
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\*SEER: Seasonal Energy Efficiency Ratio  
 \*AFUE: Annual Fuel Utilization Efficiency  
 \*HVAC: heating, ventilation, and air conditioning

If you want to know more about any of these or other house features review the other chapters of the *Best Practices* guide. Other chapters are designed to help site planners, designers, site supervisors, and crafts people design and build efficient, comfortable, and durable homes.