

## 14 MOISTURE MANAGEMENT & VENTILATION

Moisture in your home can destroy your property, reduce the thermal resistance or damage your insulation, decrease comfort and increase energy costs during warm months and most importantly, lead to biological pests that create a threat to human respiratory health. All steps should be taken to eliminate condensation, water vapor transfer through the home envelope and water leakage. It is also very important to ensure not only a durable home but also a healthy home by maintaining or installing an appropriate fresh air supply and exhaust system to dilute and exhaust indoor pollutants.

	Data	Status
Whole House Fan		No
Bath Fan to Outside		Immediate Action
Fresh Air System		No
Airflow Rqd Bldg	161	
Bldg Airflow Req'd	161	
Bsmnt Sump Pump		
Crawl Dehumid		Needs Attention

	Data	Status
Cooktop Vented		No
CT Vent to Outside		No
Interior Dehumid		Needs Attention
Airflow Rqd People	75	
BAS @CFM50	2769	
70% BAS @CFM50	1938	
Basement Dehumd		

Chart Description: The airflow data is for your auditor to calculate the required amount of fresh air needed for a health home. Too much fresh air can result in higher energy costs, moisture infiltration and drafts. Too little fresh air can result in lower indoor air quality.

### 14.2 Kitchen Cooktop Fan Exhaust

Homeowner noticed a draft coming from the cooktop vent. Recommend further investigation to determine if there are leaks in the exhaust pipe. The outdoor exhaust trim kit does have an operable flap.

### 14.5 House Supply-Exhaust Combination Strategy

There is currently no fresh air being delivered to the home. Recommend a strategy that introduces fresh air passively into the heating and air ducts in combination with improved exhaust ventilation. With this system, when the air handler turns on, it brings in filtered outdoor air to a return box to mix with the indoor air thereby diluting indoor pollutants and distributing the fresh air throughout the home. Recommend installing a timer(s) for existing bath exhausts to run for at least 30 minutes after switching on a bathroom light or fan. If no bathroom is somewhat central to the home, recommend installing a "whisper green" continuous low flow exhaust fan.

### 14.9 Crawl Space Supply - Drying Capacity

Recommend providing supplies to crawl space to be included with a comprehensive closed crawl space system. Ensure a butterfly damper is installed to keep crawl space air from migrating into the conditioned area.

### 14.10 Garage Exhaust

An attached garage is almost always connected to the conditioned area of a home. An air sealing package will seal between the garage and the home as much as possible. Parked cars release harmful carbon monoxide in the garage, and therefore into the home, with the highest concentration approximately thirty minutes after parking the vehicle. If your home includes any ductwork inside the garage, the return ducts will suck garage air into the heating and cooling system and distribute the CO throughout the home along with any other dangerous fumes offgassing from chemicals stored in the garage. Recommend installing an exhaust fan in the garage electrically connected to the garage door so that every time the garage door is opened, it will run for approximately 45 minutes to exhaust the garage air and keep the dangerous gases from entering your home.