

Old Home, Healthy Home!



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What is old?



What is healthy?





What questions or concerns do you have?

- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

How do we prioritize?

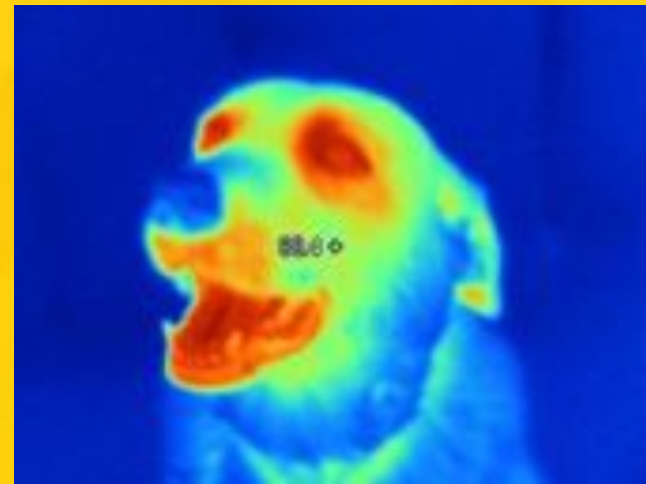
- Risk?
- Cost?
- Air Quality?
- Energy Efficiency?
- Other?

(You need to gather information first)



Start with complete audit

- CO Testing
- Radon
- Moisture/Mold
- Air Leakage
- Insulation
- Duct Leakage
- HVAC Assessment
- Asbestos
- Lead Paint



(Prescription without diagnosis is malpractice!)

Carbon Monoxide



“Every year more than 500 Americans die from accidental exposure to carbon monoxide and thousands more across the U.S. require emergency medical care for non-fatal carbon monoxide poisoning.”

- Florida Department of Health



- Upgrade to closed combustion
- Have combustion safety test
- Keep combustion appliances clean
- Install low-level CO detector

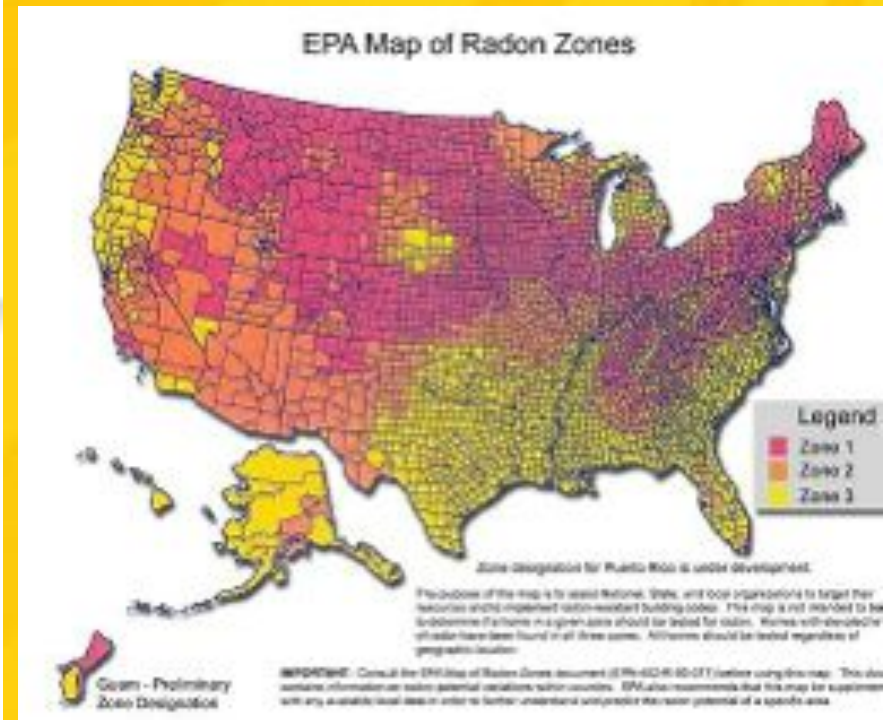
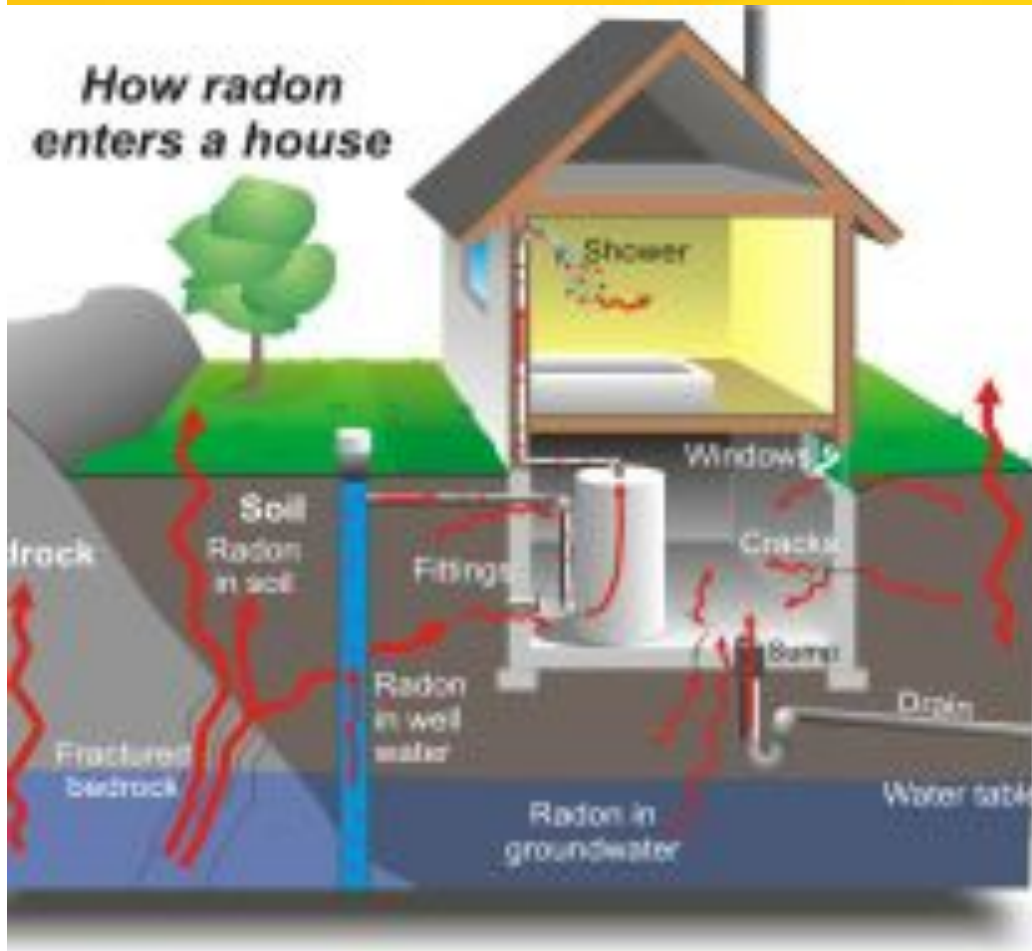


Gas Ovens and Ranges



- Always use exhaust fan
- Do not use foil
- Upgrade to electric
- Keep clean and “fit”

Radon



Test & Mitigate



Radon #2 cause of lung cancer =
21,000 deaths/year

Moisture/Mold

Food, moisture, & heat...



Remove one...

No mold

Exposed earth test



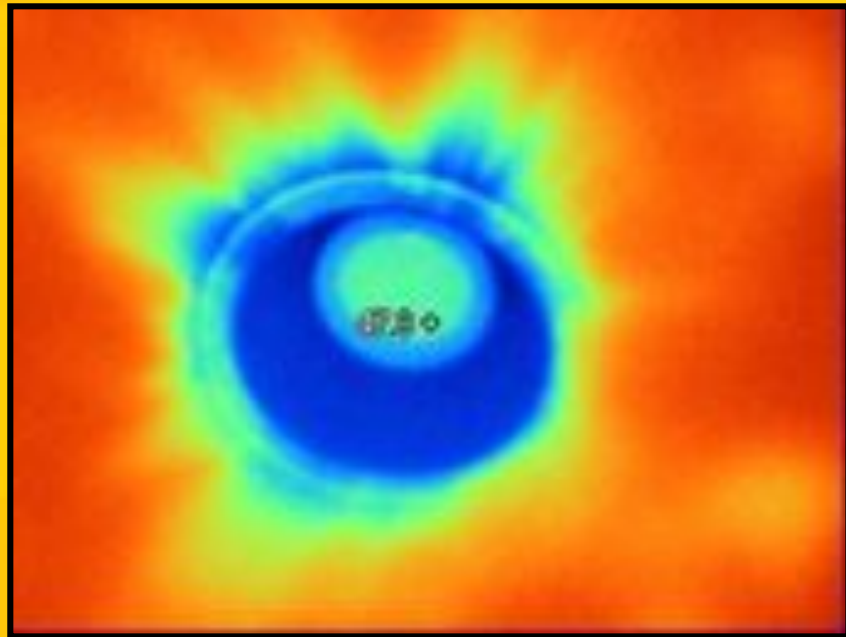


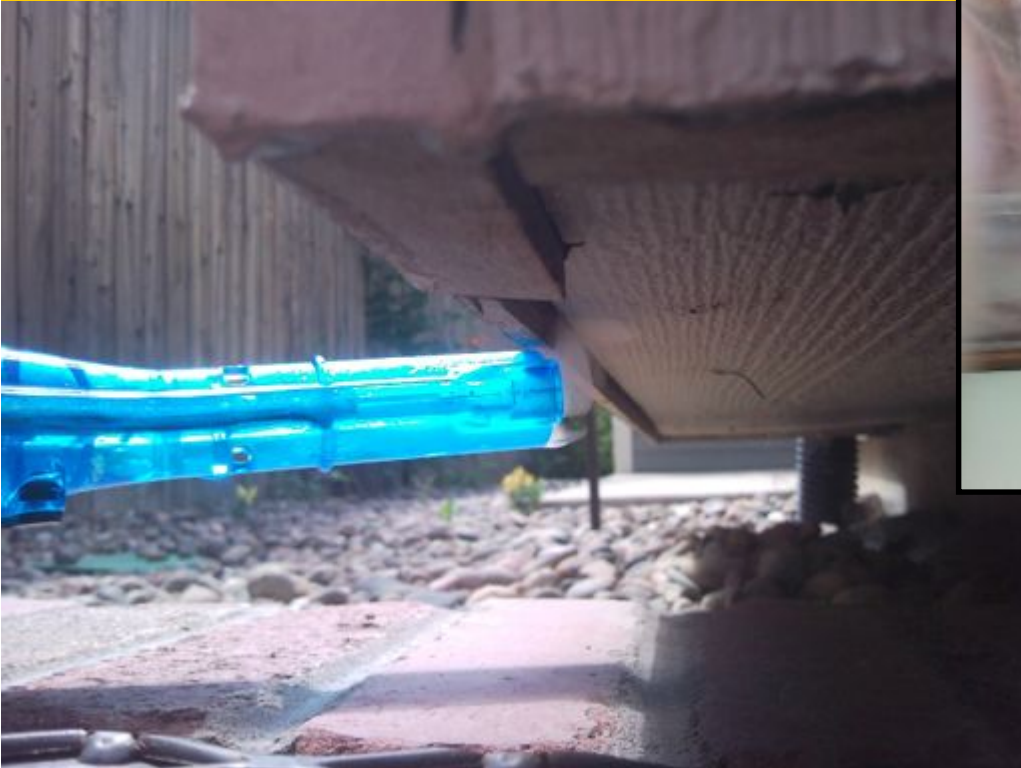


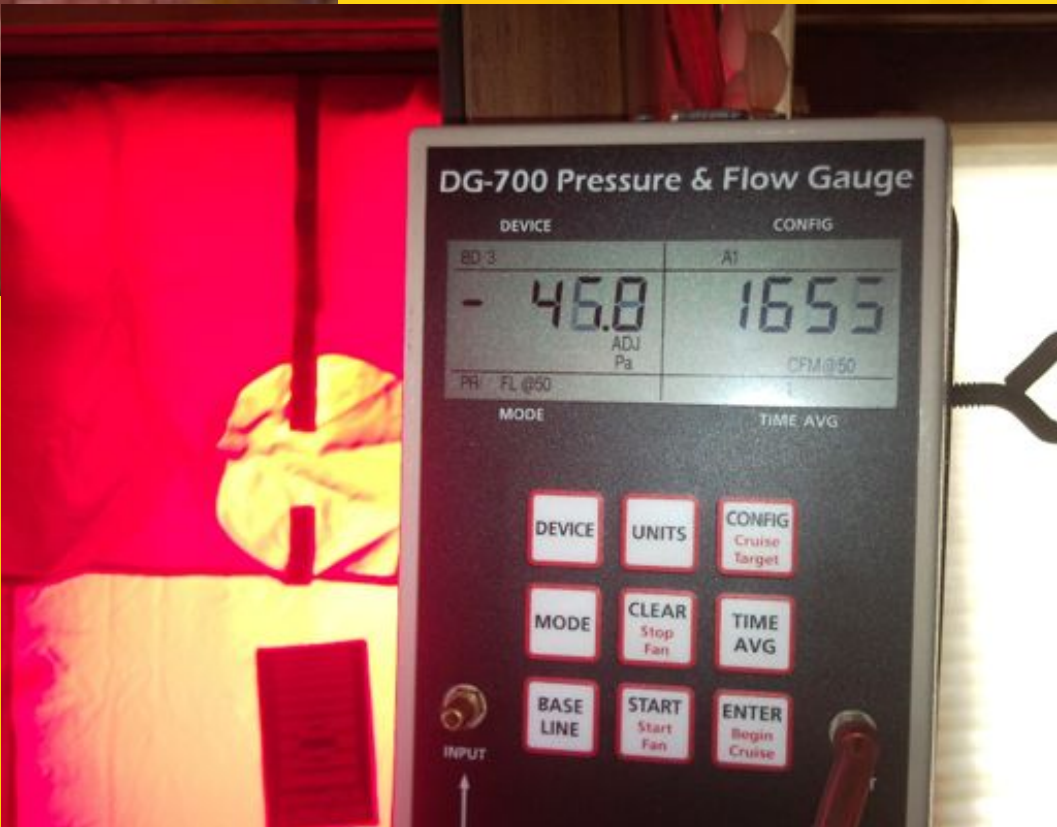
Air Leakage



Air leaks in and out, but from where?

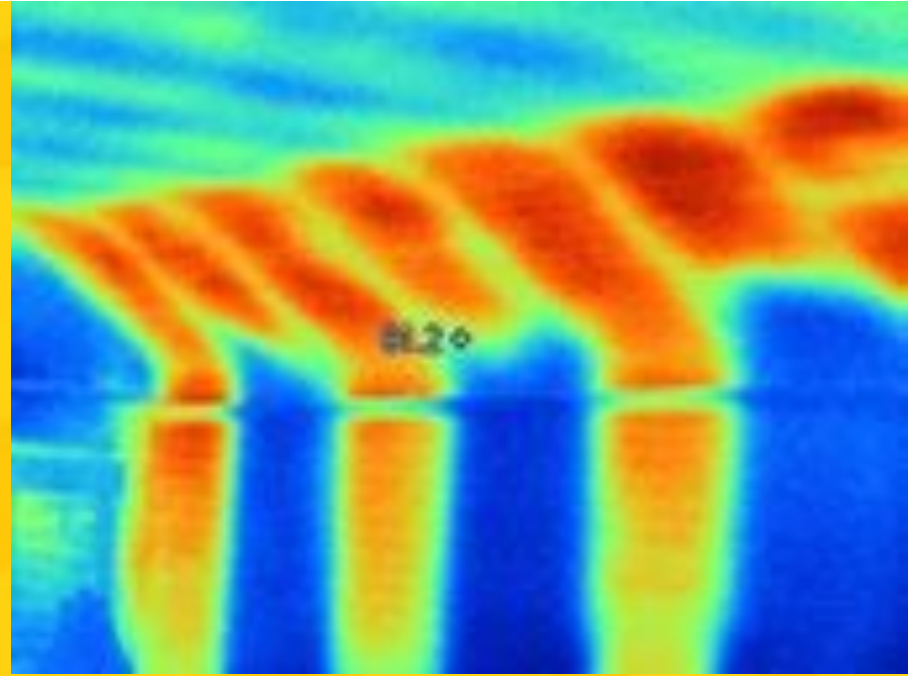






Insulation





- Bypasses?
- Knee walls?
- 6-sides?
- Moisture?
- Thermal Bridging?
- R-Value?







Duct Leakage

- Return leaks suck!
 - Back drafting
 - Depressurization = air leakage
 - IAQ
 - Equipment longevity
- Supply leaks blow!
 - Pressurization = air leakage
 - \$ out the leak
 - Comfort issues



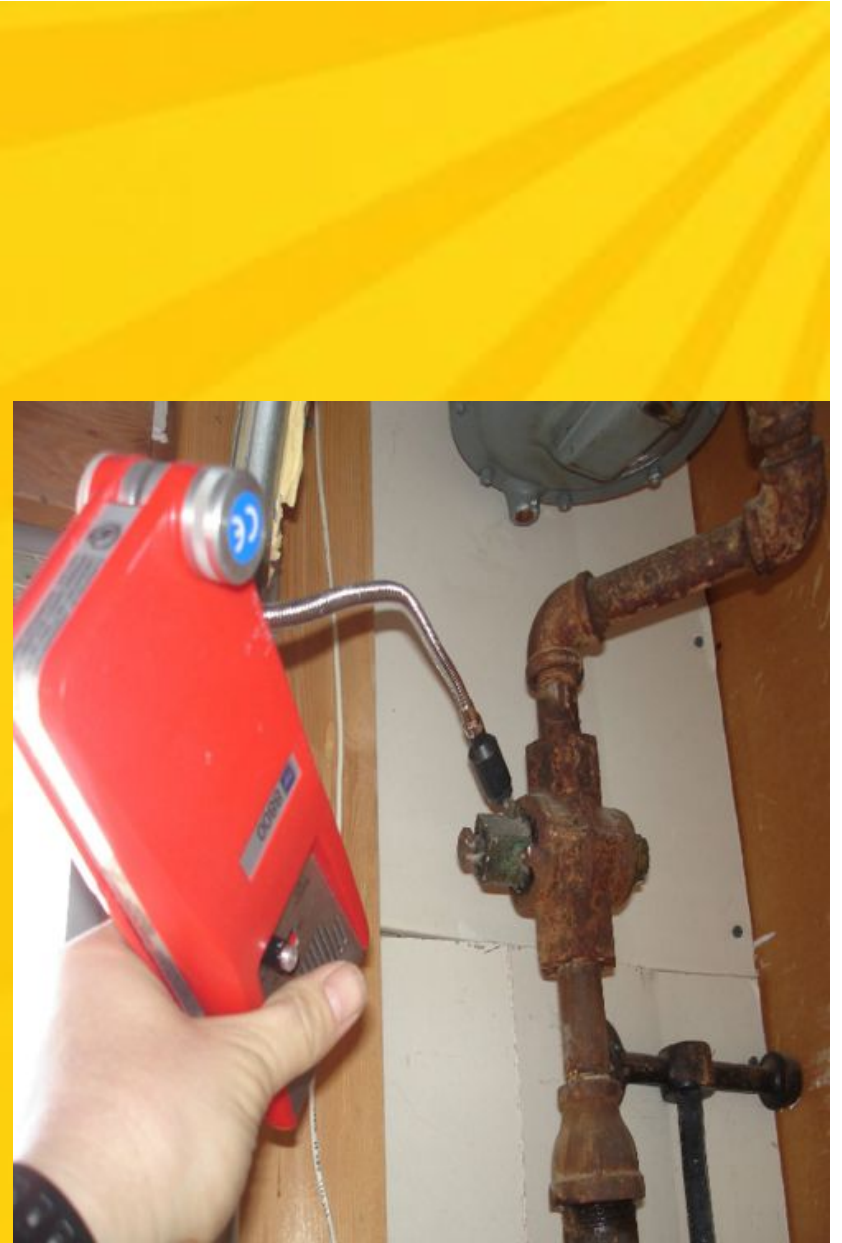




HVAC - Ventilation

- “Build tight, ventilate right”
- Homes don’t need to breathe, people do!
- Source Control
- Air Change Hour (<.35 - .25)
- ASHRAE 62.2



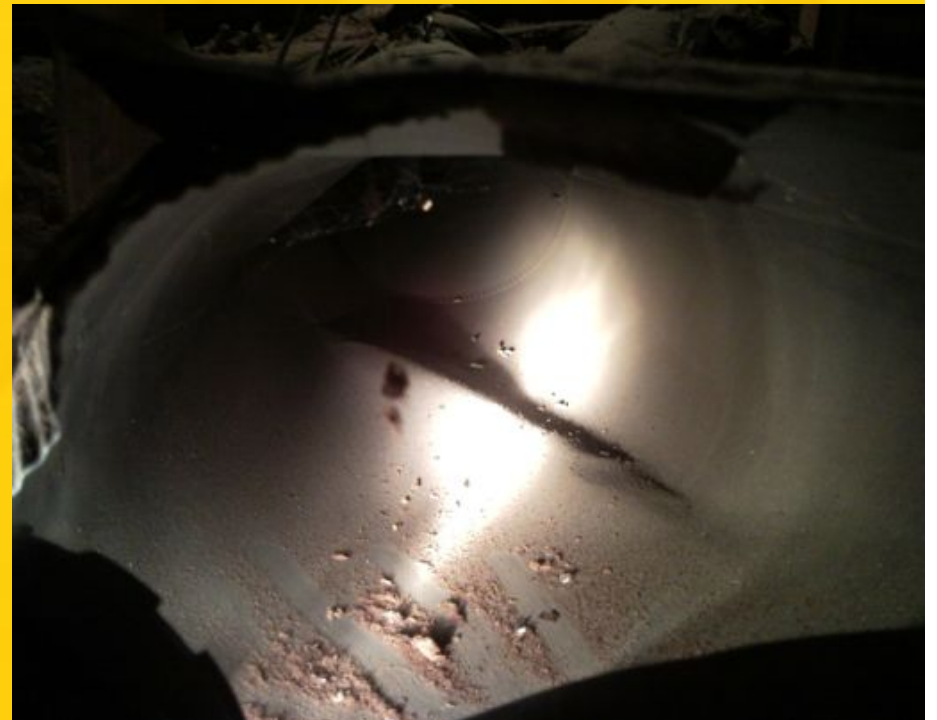
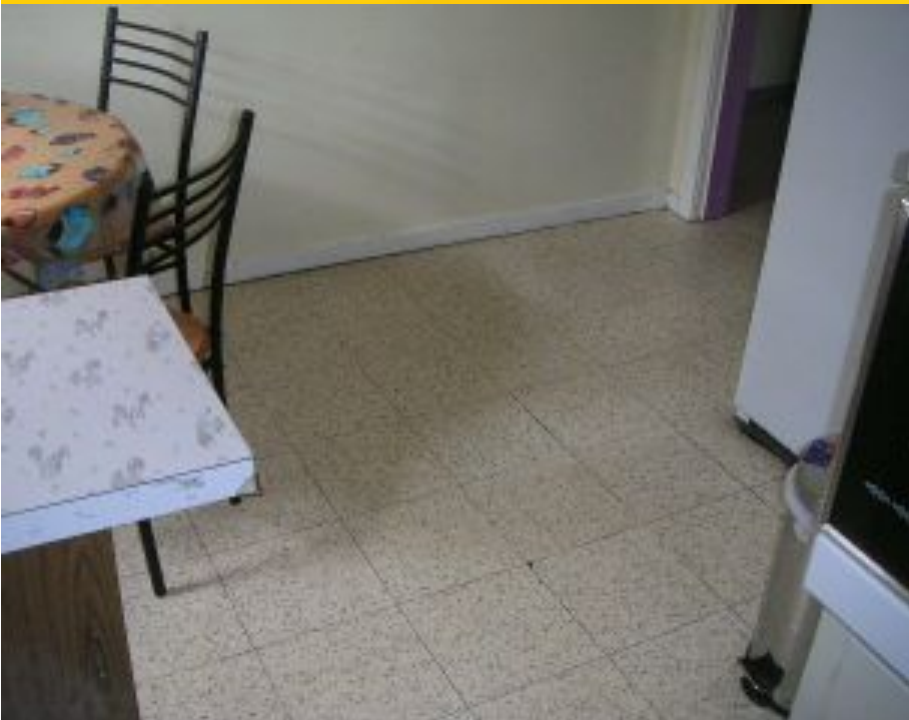


Heating Equipment



Asbestos

- *What is it?*
- *Where is it?*
- *What do you do?*





Lead Paint





Thank You!

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