

Health & Safety

We take your family's safety seriously. That's why your Building Performance Institute (BPI) certified contractor will let you know if any potential **health and safety issues** were discovered during your initial home audit. These will need to be addressed before **any energy efficiency improvements can be made through Home Performance with ENERGY STAR®.**



What kind of problems are we talking about?

There are several different areas that could present problems including:

- **Excess moisture**
- **Combustion by-products**
- **Improper appliance venting**

Moisture

Excess moisture in your home can be a problem. **Active or spreading mold** is a common symptom of too much moisture. **Standing water in your basement or crawl space** can be caused by drainage problems or improper grading around the foundation. A contractor specializing in basements can help locate the source of the problem and correct it. Additionally, roof leaks and plumbing leaks are common causes of excess moisture. Speak to a roofing specialist about repairing or replacing your roof or to a plumber about repairing plumbing leaks.



ACCREDITED CONTRACTOR

The Building Performance Institute (BPI) is the national resource for building science based certification and accreditation standards. All contractors in New Jersey participating in Home Performance with ENERGY STAR are required to be accredited by BPI.



If you have additional questions
call 1-866-NJSMART or
visit NJCleanEnergy.com.

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Combustion Appliances

Your BPI certified contractor will have tested your combustion appliances during your audit. If any **flue gas spillage, carbon monoxide or fuel leaks** are detected, they will need to be addressed before work can proceed. Remember that all flue gases should be properly vented in order to make your home safe for you and your family. A BPI certified heating contractor can help with the necessary work.

Appliance Venting

Proper appliance venting is essential to keep your home healthy and safe. Common problems include bathroom and kitchen **exhaust fans** that are vented into the attic rather than outside. This can put excess moisture into your attic, and air sealing your home could result in a problem where there was none before. Also, **clothes dryers** are often not properly vented to the outside. Along with taking longer to dry your clothes and wasting energy, an improperly vented electric dryer could create a fire hazard. With a gas dryer, dangerous flue gases could be sent into your home. Speak to your contractor about correcting these and any other venting problems in your home.

Other Issues

Unvented fossil fuel appliances, such as gas wall heaters, gas fireplaces, and gas logs let off moisture and combustion by-products directly into your home. **Indoor pools, hot tubs, and large fountains** may create excess moisture that can lead to mold problems following air sealing. If these are present in your home, air sealing and insulation measures may not be installed until the high moisture levels are addressed. A central dehumidification system may be an option for you; talk to your BPI contractor to learn more.

If old, loose insulation materials that may contain asbestos are discovered, they must be removed from the home in order to conduct air sealing measures. If materials containing asbestos are present, particles could become airborne during the required blower door testing. A licensed asbestos removal contractor can advise you on safe removal procedures.



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In order to proceed beyond the initial audit and to begin implementing energy efficiency improvements, make sure you have a working carbon monoxide detector in your home. These are available at hardware stores. Your contractor can provide information or address any questions you may have.



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