

## **BEFORE YOU HAVE ANY WORK DONE ON YOUR HOME**

I would have to say almost half of our energy audits are performed on newly remodeled homes. After spending a considerable amount of time and money on a large project, the homeowners are just not comfortable in their “new” home. As we work our way through the house and begin talking about air movement, openings to the “outside” and general building science principals, it doesn’t take long for the homeowner to ask , “Why didn’t my builder know this?” **GOOD QUESTION!**

A lot of builders do know but may actually get under bid because it costs more to do it right. But most are set in their ways and won’t see the need to change until the consumers demand it. **GOOD NEWS, THE CONSUMERS ARE BEGINNING TO DEMAND IT.** The question is “what should I be demanding?”

Contractors that are familiar with the whole house approach to building is the key. This is the basis for the **HOME PERFORMANCE WITH ENERGY STAR** program and the **BUILDING PERFORMANCE INSTITUTE’s** certification programs. It is the understanding that the house functions as a system. Each part is effected by changes made to another. (Attic air sealing and insulation will lower heat loss and allow for a smaller heating /cooling system). It is an understanding that one of our basic goals is to control air flow within the building. This is an economic issue - less heat loss equals lower fuel consumption, comfort issue - less conditioned (interior) air loss equals less outside air being drawn inside to replace it (drafts), and a health issue - uncontrolled air flow can cause back drafting of combustion appliances (carbon monoxide from your heating unit) and not enough fresh outside air to replace stale interior air (after all, we are unvented combustion appliances ourselves!). A home performance contractor or auditor will also do diagnostic testing throughout the project to help insure that all these issues are being addressed along the way.

So ,

**BEFORE YOU HAVE ANY WORK DONE ON YOUR HOME -**

**GET AN ENERGY AUDIT!**