



**TECHNICAL BULLETIN:  
OVERLOOKED INSPECTION ITEMS**

While completing a pre-drywall or final inspection on a home, it is important to be aware of items that may be overlooked due to the lack of visibility or access. Additionally, certain parts of testing preparation protocols can easily be missed, especially when you are testing in a home with various trades working inside. Read below for some common items that can be missed, along with how to address them.

**Pre-Drywall Inspections:** Framers and air sealers often miss the two locations pictured below due to their complicated construction details. Unfortunately, the complex construction also makes it easy for a rater to overlook. Refer to the images below for a description of the areas.

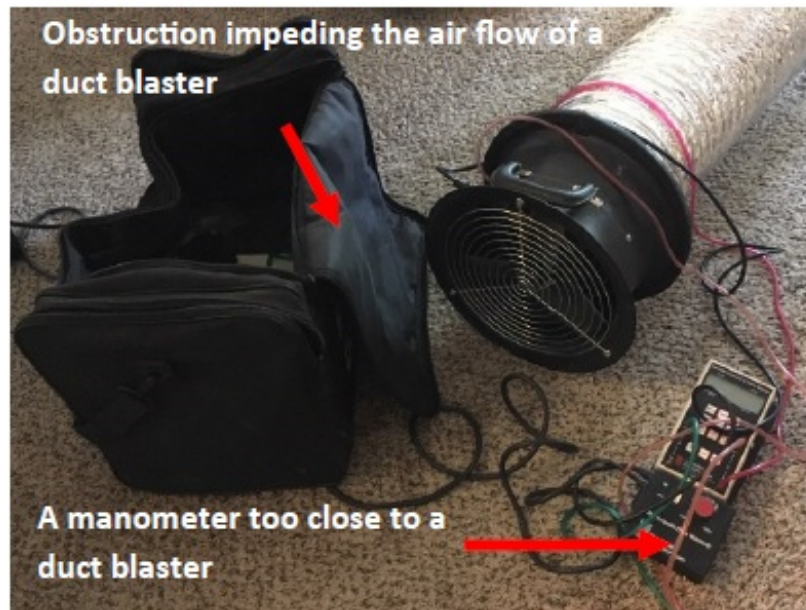
Wall to ceiling connections	Dropped ceilings under knee-walls
	
<p>This is an example of a ceiling intersecting with a knee-wall that is missing an air barrier. Due to its location, it is easy to forget the wall has attic space behind it.</p> <p>The most common location of this problem is around the doors of closets or rooms over garages.</p>	<p>This picture highlights a dropped ceiling located below a knee-wall. Framers don't realize the dropped ceiling becomes a part of the rim joist and therefore needs an air barrier. The vertical board above the framing of the dropped ceiling stops at the joists, leaving a 5.5" gap in the envelope.</p>

**Equipment Placement, Setup, and Calibration:** The list below includes things to remember while maintaining your equipment and conducting tests:

- Keep manometer at least 2 feet away from the duct blaster & blower door
  - Always keep the manometer approximately 1-2' away from

the duct blaster and blower door as the fan creates air currents that impact the manometer's reading. It is also best to keep the manometer off the floor for blower door testing for the same reason.

- Keep at least 2 feet of space around the duct blaster and blower free of obstructions
  - The example pictured to the below is a poorly set up duct blaster



- Inspect tubing for holes or weakening of the rubber frequently
  - For raters who never remove tubes from the manometer and their equipment, this is even more important as errors can go unnoticed easily. Always switch out tubing every couple of weeks if you leave everything connected.
- Ensure manometer is properly calibrated (service performed by manufacturer).
  - The Energy Conservatory requires manometer calibration every two years or a field calibration every year.
  - You can perform field checks to verify your gauge accuracy between factory calibrations

Thank you for your continued support of the DTE and Consumers Energy New Home Construction Programs. If you have any questions, please contact your Program Manager:

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