



LEED for Homes Multi-Family Mid-Rise Thermal Enclosure Inspection Checklist

Complete the Below Thermal Enclosure System Rater Checklist

This document is based off of the ENERGY STAR Qualified Homes, Version 3 (Rev. 03) Thermal Enclosure Rater Checklist. Project teams may elect to use that document, and complete sections 2.2, 3, and 5. Consult that document for further clarifications, including numerous footnotes that provide details and alternative compliance paths.

Inspection Guidelines		Must Correct	Builder Verified	Rater Verified	N/A
2. Quality-Installed Insulation					
2.2	All ceiling, wall, floor, and slab insulation shall achieve RESNET-defined Grade I installation or, alternatively, Grade II for surfaces with insulated sheathing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Fully-Aligned Air Barriers					
At each insulated location noted below, a complete air barrier shall be provided that is fully aligned with the insulation as follows:					
3.1	Walls				
	3.1.1 Walls behind showers and tubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3.1.2 Walls behind fireplaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3.1.3 Attic knee walls / Sloped attics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3.1.4 Skylight shaft walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3.1.5 Wall adjoining porch roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3.1.6 Staircase walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3.1.7 Double walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3.1.8 Garage rim / band joist adjoining conditioned space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3.1.9 All other exterior walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2	Floors				
	3.2.1 Floor above garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3.2.2 Cantilevered floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3.2.3 Floor above unconditioned basement or vented crawlspace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3	Ceilings				
	3.3.1 Dropped ceiling/soffit below unconditioned attic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3.3.2 Sloped ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3.3.3 All other ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Air Sealing					
5.1	Penetrations to unconditioned space or that penetrate the residential unit envelope fully sealed with solid blocking or flashing as needed and gaps sealed with caulk or foam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.1.1 Duct / flue shaft	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.1.2 Plumbing / piping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.1.3 Electrical wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.1.4 Bathroom and kitchen exhaust fans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.1.5 Recessed lighting fixtures adjacent to unconditioned space ICAT labeled and fully gasketed. Also, if in insulated ceiling without attic above, exterior surface of fixture insulated to > R-10 in CZ 4 and higher to minimize condensation potential.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.1.6 Light tubes adjacent to unconditioned space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



			Must Correct	Builder Verified	Rater Verified	N/A
		include lens separating unconditioned and conditioned space and are fully gasketed				
5.2	Cracks in the building envelope fully sealed					
	5.2.1	All sill plates adjacent to conditioned space sealed to foundation or sub-floor with caulk. Foam gasket also placed beneath sill plate if resting atop concrete or masonry and adjacent to conditioned space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.2.2	At top of walls adjoining unconditioned spaces, continuous top plates or sealed blocking using caulk, foam, or equivalent material	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.2.3	Sheetrock sealed to top plate at all attic/wall interfaces using caulk, foam, or equivalent material. Either apply sealant directly between sheetrock and top plate or to the seam between the two from the attic above. Construction adhesive shall not be used	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.2.4	Rough opening around windows & exterior doors sealed with caulk or foam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.2.5	Marriage joints between modular home modules at all exterior boundary conditions fully sealed with gasket and foam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.2.6	All seams between Structural Insulated Panels (SIPs) foamed and/or taped per manufacturer's instructions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.2.7	The gap between the drywall shaft wall (i.e. common wall) and the structural framing between units fully sealed at all exterior boundary conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3	Other Openings					
	5.3.1	Doors adjacent to unconditioned space (e.g., attics, garages, basements) or ambient conditions gasketed or made substantially air-tight	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.3.2	Attic access panels and drop-down stairs equipped with a durable >R-10 insulated cover that is gasketed (i.e., not caulked) to produce continuous air seal when occupant is not accessing the attic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5.3.3	Whole-house fans equipped with a durable >R-10 insulated cover that is gasketed and either installed on the house side or mechanically operated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>