



Inspection Checklist for ENERGY STAR Qualified Modular Home – Prescriptive Path

Home Address: _____

City: _____ State: _____ Zip: _____ Home ID: _____

Instructions: Write your initials in each applicable box. If an item does not apply to the home, write “n/a”. Raters should attempt to inspect as many critical items as accessible but may delegate a builder’s representative to verify any remaining Thermal Bypass items (numbered items on the first page of this checklist) that are not accessible or that already have been verified in the plant. If the builder verifies any item, they must sign the second page of this checklist. Every line must contain at least one set of initials or “n/a”.

| Thermal Bypass Item | Inspection Guidelines | PLANT QC | | |
|---|--|----------|-------|-------|
| | | Pass | Pass | Fail |
| Overall Air Barrier and Thermal Barrier Alignment | General requirements: <ul style="list-style-type: none"> Insulation shall be installed in full contact with sealed interior and exterior air barrier except for alternate to interior air barrier under walls adjoining exterior walls or unconditioned spaces (see below). | | | |
| | All climate zones: | | | |
| | 1.1 Overall alignment throughout home | _____ | _____ | _____ |
| | 1.2 Garage band joist air barrier (at bays adjoining conditioned space) | _____ | _____ | _____ |
| | 1.3 Attic eave baffles where vents/leakage exist | _____ | _____ | _____ |
| | Only at Climate Zones 4 and higher: | | | |
| | 1.4 Slab-edge insulation (Up to 25% of the slab edge may be uninsulated in Climate Zones 4 and 5.) | _____ | _____ | _____ |
| Best practices encouraged, not required: | | | | |
| | 1.5 Air barrier at all band joists (Climate Zones 4 and higher) | _____ | _____ | _____ |
| | 1.6 Minimize thermal bridging (e.g., OVE framing, SIPs, ICFs) | _____ | _____ | _____ |
| Walls Adjoining Exterior Walls or Unconditioned Spaces | General requirements: <ul style="list-style-type: none"> Fully insulated wall aligned with air barrier at both interior and exterior, OR Alternate for Climate Zones 1 thru 3, sealed exterior air barrier aligned with RESNET Grade 1 insulation fully supported Continuous top and bottom plates or sealed blocking | | | |
| | 2.1 Wall behind shower/tub | _____ | _____ | _____ |
| | 2.2 Wall behind fireplace | _____ | _____ | _____ |
| | 2.3 Insulated attic slopes/walls | _____ | _____ | _____ |
| | 2.4 Attic knee walls | _____ | _____ | _____ |
| | 2.5 Skylight shaft walls | _____ | _____ | _____ |
| | 2.6 Wall adjoining porch roof | _____ | _____ | _____ |
| | 2.7 Staircase walls | _____ | _____ | _____ |
| | 2.8 Double walls | _____ | _____ | _____ |
| Floors between Conditioned and Exterior Spaces | General requirements: <ul style="list-style-type: none"> Air barrier is installed at any exposed insulation edges Insulation is installed to maintain permanent contact w/ sub-floor above | | | |
| | 3.1 Insulated floor above garage | _____ | _____ | _____ |
| | 3.2 Cantilevered floor | _____ | _____ | _____ |
| Shafts | General requirements: <ul style="list-style-type: none"> Openings to unconditioned space are fully sealed with solid blocking or flashing and any remaining gaps are sealed with caulk or foam (provide fire-rated collars and caulking where required) | | | |
| | 4.1 Duct shaft | _____ | _____ | _____ |
| | 4.2 Piping shaft/penetrations | _____ | _____ | _____ |
| | 4.3 Flue shaft | _____ | _____ | _____ |
| Attic / Ceiling Interface | General requirements: <ul style="list-style-type: none"> All attic penetrations and dropped ceilings include a full interior air barrier aligned with insulation with any gaps fully sealed with caulk, foam or tape Movable insulation fits snugly in opening and air barrier is fully gasketed | | | |
| | 5.1 Attic access panel (fully gasketed and insulated) | _____ | _____ | _____ |
| | 5.2 Attic drop-down stair (fully gasketed and insulated) | _____ | _____ | _____ |
| | 5.3 Dropped ceiling/soffit (full air barrier aligned with insulation) | _____ | _____ | _____ |
| | 5.4 Recessed lighting fixtures (ICAT labeled and sealed to drywall) | _____ | _____ | _____ |
| | 5.5 Whole-house fan (insulated cover gasketed to the opening) | _____ | _____ | _____ |
| Common Walls Between Dwellings | General requirements: <ul style="list-style-type: none"> Gap between drywall shaft wall (common wall) and structural framing between units is sealed at all exterior boundary conditions | | | |
| | 6.1 Common wall between dwelling units | _____ | _____ | _____ |

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| BOP Item | Inspection Guidelines | PLANT QC | RATER | |
|--|--|----------|-------|-------|
| | | Pass | Pass | Fail |
| Cooling Equipment (when provided) | General requirements: Hot Climates (2004 IRC Climate Zones 1,2,3) Right-Sized ¹ : ▪ ENERGY STAR qualified AC (14.5 SEER / 12 EER) OR ENERGY STAR qualified heat pump (14.5 SEER / 12 EER / 8.2 HSPF) Mixed and cold climates (2004 IRC Climate Zones 4,5,6,7,8) Right-sized ¹ : ▪ 13 SEER AC OR ENERGY STAR qualified heat pump ² (14.5 SEER / 12 EER / 8.5 HSPF) | _____ | _____ | _____ |
| Heating Equipment | General requirements: Hot Climates (2004 IRC Climate Zones 1,2,3): ▪ 80 AFUE gas furnace OR 80 AFUE boiler OR 80 AFUE oil furnace OR ENERGY STAR qualified heat pump (14.5 SEER / 12 EER / 8.2 HSPF) Mixed and Cold Climates (2004 IRC Climate Zones 4,5,6,7,8): ▪ ENERGY STAR qualified gas furnace (90 AFUE) OR ENERGY STAR qualified boiler (85 AFUE) OR ENERGY STAR qualified oil furnace (85 AFUE) OR ENERGY STAR qualified heat pump ² (14.5 SEER / 12 EER / 8.5 HSPF) | _____ | _____ | _____ |
| Thermostat | General requirements: ▪ ENERGY STAR qualified thermostat (except zones with radiant heat) ¹ | _____ | _____ | _____ |
| Ductwork | General requirements: ▪ Leakage ≤ 4 cfm to outdoors per 100 sq. ft. of conditioned floor area | _____ | _____ | _____ |
| | ▪ Ducts in unconditioned spaces wrapped with R-6 minimum insulation | _____ | _____ | _____ |
| | ▪ All exterior ducts mechanically secured and supported off the ground | _____ | _____ | _____ |
| Envelope | General requirements: ▪ Infiltration (ACH50): 7 in CZs 1–2 6 in CZs 3–4 5 in CZs 5–7 4 in CZ 8 ▪ Insulation levels that meet or exceed the 2004 IRC ¹ | _____ | _____ | _____ |
| | _____ | _____ | _____ | _____ |
| Windows | General requirements: ▪ ENERGY STAR qualified windows or better (additional requirements in CZ 2 and CZ 4) ¹ | _____ | _____ | _____ |
| Water Heater³ | General requirements: ▪ Gas (EF): 40 Gal = 0.61 60 Gal = 0.57 80 Gal = 0.53 | _____ | _____ | _____ |
| | ▪ Electric (EF): 40 Gal = 0.93 50 Gal = 0.92 80 Gal = 0.89 | _____ | _____ | _____ |
| | ▪ Oil or Gas water heating system ≥ 0.78 EF is integrated with space heating boiler ⁴ | _____ | _____ | _____ |
| Lighting and Appliances | General requirements: ▪ Five (5) or more ENERGY STAR qualified appliances, light fixtures, ceiling fans equipped with lighting fixtures, water heaters and/or ventilation fans are installed, as listed below. ¹ 1. _____ 4. _____ 2. _____ 5. _____ 3. _____ | _____ | _____ | _____ |
| Marriage Line Seal | General requirements: ▪ All vertical and horizontal marriage line areas filled with continuous non-porous insulating gaskets creating a permanent air barrier at joints in the ceiling, walls and floor. Gaskets may be one or two-part systems, including proprietary gaskets, foams, insulation wrapped in poly, or insulation covered by butyl or other long-life tape on one side. No visible signs of gaps or tears are permitted. | _____ | _____ | _____ |
| Floors over Unconditioned Spaces | General requirements: ▪ Air barrier between floor and unconditioned crawlspace is continuous and sealed. | _____ | _____ | _____ |

¹ For more information, see “ENERGY STAR Qualified Homes Codes and Standards Information.”

² Only applicable to homes in Climate Zones 4 and 5. Homes with heat pumps in Climate Zones 6, 7 and 8 cannot be qualified using the Prescriptive Path (BOP), but can earn the label using the ENERGY STAR Performance Path requirements.

³ Efficiency ratings not applicable if ENERGY STAR qualified water heater is installed to comply with Lighting and Appliances requirement.

⁴ Can use instantaneous water heating system or an indirect storage system with a boiler that has a system efficiency of ≥ 85 AFUE. Homes with tankless coil water heating systems cannot be qualified using the Prescriptive Path (BOP), but can be qualified using the ENERGY STAR Performance Path.

| Plant QC | Rater | Builder |
|-----------------------------|-----------------------------|-----------------------------|
| Company: _____ | Company: _____ | Company: _____ |
| Signature: _____ | Signature: _____ | Signature: _____ |
| Date: _____ Initials: _____ | Date: _____ Initials: _____ | Date: _____ Initials: _____ |