



Indoor AirPlus Version 2 Quality Control Checklist



This Indoor AirPlus Quality Control Checklist shall be completed during each quality control file review and field review (QC review) of buildings being certified through the Indoor AirPlus program in accordance with the policies and procedures of the Home Certification Organization (HCO) or Multifamily Review Organization (MRO). This QC checklist is mandatory for use by Indoor AirPlus HCOs¹, and ENERGY STAR MROs effective on January 1, 2027. Review complete instructions on page 4.

Part 1. QC Review			
QC Reviewer: _____ Date of Review: _____ Verifier Name: _____ Status of building: Pre-drywall Final or Completed Multifamily Units to Which This Checklist Applies (If more space is needed, record unit numbers in Part 10): _____			
Part 2. Verifier and Inspection Data			
Original Verification Organization Name: _____ Pre-Drywall Inspection Date: _____ Verifier Name: _____ ID #: _____ Final Inspection Date: _____ Verifier Name: _____ ID #: _____			
Part 3. Building Data			
Building Address: _____ City: _____ State: __ Zip Code: _____ Building Name (Multifamily only): _____ Number of Units: _____			
Part 4. Building Classification – Verify proper classification			
New Construction ² Gut Rehabilitation ²	Climate Zone (0-8): ____ Moisture Zone (A-C): ____ Radon Zone (1-3): ____		
Part 5. Action Items / Summary of QC			
Record in Part 10 of this checklist any of the following: <ul style="list-style-type: none"> Items marked “No” on this checklist or the Verification Checklist; Exemptions or alternatives used by the verifier; and/or Any items from the Verification Checklist that were verified through documentation that are not listed in Part 6 of this checklist. 	Yes	No	N/A
Part 6. File Review Checklist – Verify or collect these items from the verifier for the QC data file			
Documentation that builder had an Indoor AirPlus partnership agreement at the time of certification. If documentation of active partnership cannot be verified, contact indoor_airplus@epa.gov .			–
GOLD only: Documentation collected that home/building achieved all prerequisites.			–
Verification Checklist collected, with no Items left blank or marked Must Correct.			–
Verifier name, inspection dates and verifier initials are recorded.			–
Builder Responsibilities document signed by builder.			–
Collect all supporting documentation (e.g., photos. Equipment/material documentation, etc.) used for certification. Ensure supporting documentation, when present, supports the home’s Indoor AirPlus certification.			



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Part 7. Field Review Checklist		Yes	No	N/A
Section 1. Moisture Control				
1.3.1	In lowest area of basement or crawlspace, a floor drain installed with trap seal OR moisture monitoring system with audible alarm is present.			
1.13.1	Condensate-producing HVAC equipment provided with corrosion-resistant drain pan and backflow prevention valve (where applicable) ³ .			-
1.13.2	For tank type hot water heater/storage where leakage could cause damage, drain pan and drain OR on an impervious surface with drain OR detection system with shutoff included.			
1.13.3	Non-vented clothes dryers plumbed to a drain.			
1.15.1	Water-resistant flooring installed where moisture or splash damage could occur.			-
1.17.1	Interior envelope inspection: moisture intrusion, leaks, and mold are not evident, or source is identified and remedied.			
1.17.2	Exterior inspection: above-grade surfaces are free from degradation and potential moisture intrusion, or source is identified and remedied.			-
Section 2. Radon				
2.1	If radon mitigation is installed, system is: Active Passive N/A (none installed).			
2.2.1.4	Radon fan (if active) OR electrical receptacle (if passive) installed outside thermal and air barrier boundary, meeting fan location requirements in acceptable exterior location.			
2.2.1.5	Branch circuit labeled at electrical panel.			
2.2.1.6	Where active system is installed, a system monitoring mechanism is connected to the pipe and easily observed.			
Section 3. Pest Barriers				
3.1.3	Corrosion-proof screen, louver, or grille for all ventilation termination fittings.			
3.1.4	Dryer ducts include weather-resistant termination louver.			
3.1.5	GOLD: Screens provided for all operable windows.			
3.2.3	GOLD: Multifamily buildings include sanitary floor drains in common trash/recycling.			
Section 4. Heating, Cooling, and Ventilation Systems				
4.2.1	GOLD: Humidity monitoring provided in the main living area of the dwelling unit is: ³ Integrated with HAC controls OR A standalone hygrometer Exception for MF: RH monitoring of each dwelling unit by building management platform			-
4.2.2	Moist (A) CZ 1-4: Equipment installed to maintain RH at or below 60% in each dwelling unit is: ³ Ventilating or whole-home dehumidifier RH sensor is integrated w/ cooling system(s) Exception for CZ 4A: RH data can be recorded for 60 days AND one of the following is provided: Dehumidification readiness OR RH modeling			
4.2.3	In Moist (A) & Marine (C) Zones, basements and crawlspace are served by a HAC system with RH controls per Item 4.2.2 OR provided with a supplemental dehumidification system. Exception for MF: Unfinished and/or non-occupiable spaces located in basements.			
4.3.6	Dwelling unit ducts tested to meet total duct leakage requirements. ³			
4.3.7	Dwelling unit ducts tested to meet leakage to outdoors requirements. ³			
4.4.1	HVAC air-handling equipment and/or ductwork is not located in garages. ³			



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4.4.3	GOLD: All HAC equipment and ductwork is located within thermal and air barrier boundary. ³			
4.6.1	CERTIFIED: Mechanical ventilation is installed for each dwelling unit. GOLD: "Balanced" mechanical ventilation system is installed for each dwelling unit.			-
4.6.5	Ventilation is measured in accordance with ANSI/RESNET/ICC Std. 380 and meets Section 4 of ASHRAE 62.2-2019 or later versions.			-
4.6.6.1	For supply or balanced ventilation, prior to distribution, outdoor air passes through a filter rated: MERV 8 or higher (CERTIFIED) MERV 13 or higher (GOLD)			
4.8.1	Demand-controlled kitchen exhaust is located at the cooktop, vented to outdoors, and measured to meet the following: ³ ≥200 CFM (CERTIFIED) ≥300 CFM (GOLD)			
4.8.2	If continuous exhaust is present in the kitchen, grille meets cooktop separation distance and has MERV 3 or washable filter.			
4.9.3.1	Prior to distribution, common space ventilation outdoor air passes through a filter rated: MERV 8 or higher (CERTIFIED) MERV 13 or higher (GOLD)			
4.11.1	Ducted HAC systems include clean filters rated: ³ MERV 11 or higher (CERTIFIED) MERV 13 or higher (GOLD)			
4.11.4	All return air and mechanically supplied outdoor air pass through the filter.			
4.12.1	GOLD: One of the following filtration methods provided for homes/apts. with no ducted HAC system: MERV 13 or higher Portable air cleaners Transfer fan w/ MERV 13 or higher.			
Section 5. Pollutant Control				
5.1.1	CERTIFIED: Naturally drafted appliances within the building's pressure boundary meet max depressurization requirements per ANSI/BPI 1200-S-2017 or ANSI/ACCA 12 QH-2018 and exhaust to outdoors no less than 2 ft. higher than any obstructions within a 10 ft. radius. GOLD: Combustion furnaces, boilers, and water heaters located within the building's pressure boundary are mechanically drafted or direct-vented.			
5.1.2	Fireplaces located within the building's pressure boundary are mechanically drafted or direct-vented.			
5.1.2.1	Liquid or gas-burning fireplaces have an affixed glass front or gasketed door.			
5.1.3	No unvented combustion appliances other than cooktops/ranges/ovens.			-
5.1.5	Solid fuel-burning appliances meet the following requirements (check where applicable): site-built masonry fireplaces sealed to prevent use or retrofitted with other compliant appliances (5.1.5.1). factory-built wood burning fireplaces have a dedicated outdoor air supply (5.1.5.2)			
5.2.1	CO detection installed according to 2021 IBC Section 915 or 2021 IRC Section R315.			-
5.3.3	For multifamily buildings, where provided, designated outdoor smoking/vaping areas located a minimum of 25 ft from entries, outdoor air intakes, and operable windows.			
5.4.2	Airtightness testing in accordance with ANSI/RESNET/ICC Std. 380 is met: CERTIFIED: Detached dwelling units > 1,000 ft ² : ≤ 5 ACH50 All other units ≤ 0.30 CFM50/sf of dwelling-unit enclosure area GOLD: Detached dwelling units > 1,000 ft ² , ≤ 3 ACH50 All other units ≤ 0.25 CFM50/ft ² of dwelling-unit enclosure area			



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5.5.2	<p>One- and two-family dwellings and townhouses with attached private garages: Test conducted to verify garage-to-house air barrier can maintain a pressure difference of 45 Pa; OR Exhaust fan installed in garage and measured airflow ≥ 100 cfm. The fan is wired for continuous operation or with automatic fan controls (e.g., a motion detector) that activate the fan whenever the garage is occupied and operates for at least 1 hour after the garage has been vacated.</p>			
5.5.3	<p>For multifamily buildings, shared parking garage exhaust systems are equipped with controls that sense CO/NO², providing a continuous ventilation rate ≥ 0.05 cfm/ft² in standby mode, and ≥ 0.75 cfm/ft² otherwise.</p>			

Part 8. Instructions for Performing Quality Control Review

- This checklist is used to document the quality assurance review of the items confirmed by the verifier in an Indoor AirPlus Certified home or multifamily building.
- For a multifamily building, a single dwelling unit and a sample of common spaces are subject to review. One checklist shall be used to document all applicable items for the one dwelling unit and the common spaces. While the QC Reviewer is not required to verify compliance for each applicable component/system/appliance installed in the building, the QC Reviewer shall verify compliance for the component/system/appliance serving the dwelling unit being reviewed and in addition, the QC Reviewer shall verify compliance for a minimum of two systems/appliances that serve a common space. Where the item applies to a building component rather than system, this shall be verified in at least one common space.
- In accordance with the HCO's policies, a limited amount of the required QC Field Reviews may be performed at the pre-drywall stage. Mark items that are not yet installed as "N/A."¹
- Where a checklist item cannot be verified because it is not visible, not accessible, cannot be tested, or there are other extenuating circumstances, mark the box in the column "Not Verified," and include an explanation in Part 10.
- Additional items may be reviewed at the reviewer's discretion and included in the Additional Checklist Items and Exemptions report below.
- Items found to be out of compliance shall be corrected. If correction is not possible, the building's certification is required to be withdrawn (please contact indoor_airplus@epa.gov for guidance).

Part 9. Endnotes

1. Home Certification Organizations are independent organizations recognized by the EPA to implement the Indoor AirPlus certification program. Multifamily Review Organizations are entities recognized by ENERGY STAR that are eligible to participate in the certification and reporting process of Indoor AirPlus certifications to support their verifier network. Learn more and find a current list of HCOs at <https://www.epa.gov/indoorairplus/how-build-verify-and-report-indoor-airplus-labeled-homes>.
2. Where building is classified as a "gut rehabilitation", items for "existing" components shall be verified during the QC review. These components are not required to be verified where the building is classified as "new construction". Items for "newly installed" components shall be verified during the QC review for buildings classified as "new construction" and where the verifier's checklist indicates the component was newly installed and verified as part of the gut rehabilitation.
3. This item has/is an exemption or alternative. Refer to the Verification Checklist for details. When an item is properly met using an exemption or alternative, mark the item as "Yes" and record a description in the Additional Checklist Items and Exemptions table.

