





MODULE 2
CONDUCT A HOME ASSESSMENT




Healthy Housing Solutions^{INC.}

CONDUCT A HOME ASSESSMENT

-  Explain the purpose of the resident interview/environmental history.
-  Differentiate between deficiency-based and solutions-based checklists.
-  Identify and use appropriate assessment approaches and tools.
-  Conduct an onsite assessment.


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WELL, WHAT DO YOU KNOW ?
CONDUCT A HOME ASSESSMENT


- Explain the difference between a deficiency-based and solutions-based assessment checklist.
- Name the 2 key characteristics of an assessment checklist.
- List at least 5 issues that should be discussed during the resident interview.
- Identify 3 key decisions that need to be made once it is determined that a home assessment is appropriate.
- Identify 2 “social service” needs that may be identified during an interview.

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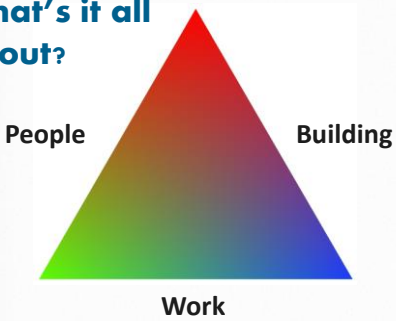



“I KNOW THAT YOU BELIEVE YOU UNDERSTAND WHAT YOU THINK I SAID, BUT I AM NOT SURE YOU REALIZE THAT WHAT YOU HEARD IS NOT WHAT I MEANT.”

-- ROBERT McCLOSKEY (AUTHOR) OR RICHARD NIXON, DEPENDING ON WHO YOU ASK



What's it all about?

Interviewing the Resident:

- Resident Interview
- Occupant Interview
- Resident Environmental Tool
- Environmental Assessment
- Environmental History
- Others?



PEOPLE



Assessing the Building:




- Building Inspection
- Building Assessment
- Inspection Tools
- Environmental Testing
- Environmental Review
- Others?

BUILDINGS






Defining the Work:

- Scope of Work
- Statement of Work
- Work Write-up
- Specifications
- Others?





WORK

FEDERAL HEALTH PRIORITIES

Healthy People 2020 Objectives

- ↓ Blood lead levels in children
- ↓ pesticide exposures
- ↓ indoor allergen levels
- ↑ homes with operating radon mitigation system
- ↑ new single family homes with radon-reducing features
- ↓ lead-based paint or related hazards in homes
- ↓ units with moderate or severe physical problems

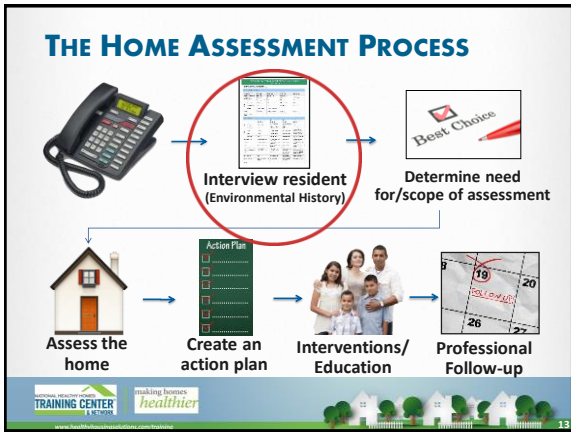





TELL ME AGAIN WHY WE START WITH PEOPLE?

AND THOSE COMMUNICATION CHALLENGES AND STRATEGIES?

OK, BUT *HOW* DO WE START WITH THE RESIDENT?



**RESIDENT INTERVIEW/
ENVIRONMENTAL HISTORY**

WHY take one?



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**RESIDENT INTERVIEW/
ENVIRONMENTAL HISTORY**

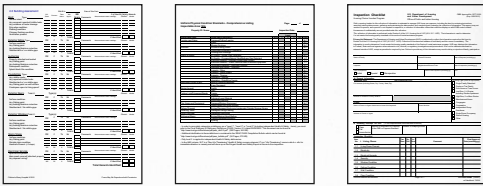

**WHAT should
it cover?**



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DEFICIENCY-BASED CHECKLISTS

- Used to document existing conditions
- May help to prioritize the health risks
- Focused on itemizing the health and safety issues

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SOLUTIONS-BASED CHECKLISTS

- Identifies specific work items to address deficiencies
- Ideally quantifies the work using units of measurement
- Allows for recording special notes
- Records the information necessary for a scope of work

Category	Item	Units	Notes
MOLD	01. MOLD	01. MOLD	
	02. MOLD	02. MOLD	
	03. MOLD	03. MOLD	
	04. MOLD	04. MOLD	
LEAD	01. LEAD	01. LEAD	
	02. LEAD	02. LEAD	
	03. LEAD	03. LEAD	
	04. LEAD	04. LEAD	
PACED	01. PACED	01. PACED	
	02. PACED	02. PACED	
	03. PACED	03. PACED	
	04. PACED	04. PACED	
RADON	01. RADON	01. RADON	
	02. RADON	02. RADON	
	03. RADON	03. RADON	
	04. RADON	04. RADON	



WHATEVER FORM YOU USE, IT MUST BE:

- THOROUGH
- EFFICIENT



From, Pediatric Environmental Home Assessment, National Center for Healthy Housing, 2005.



SMALL GROUP ACTIVITY: ASSESS ASSESSMENT TOOLS



- Work in small groups.
- Familiarize yourself with the resident interview forms in your manual.
- Briefly identify the pros and cons of each.
- Discuss and decide on the most appropriate interview tool for your purposes.
- Be prepared to explain your decision to the class.



BEYOND THE FORMS

- Resident habits
- Resident concerns
- Social Service needs
- Environmental concerns

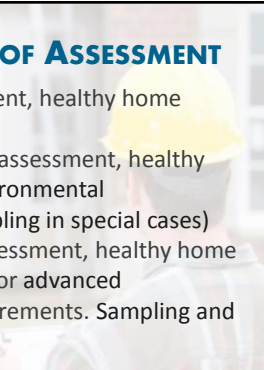









DETERMINE LEVEL OF ASSESSMENT

- **Basic**- Visual assessment, healthy home education
- **Intermediate** - Visual assessment, healthy home education, environmental measurements, (sampling in special cases)
- **Advanced** - Visual assessment, healthy home education, basic and/or advanced environmental measurements. Sampling and lab analysis optional.




PLAN YOUR APPROACH









**SMALL GROUP ACTIVITY:
VIRTUAL RESIDENT INTERVIEW**



- Work in small groups.
- Critique the resident interview, looking for strengths as well as things that could be done differently.
- Simultaneously, fill out the PEHA form with any identified concerns.

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**RESIDENT INTERVIEW:
INTRODUCTIONS**

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**RESIDENT INTERVIEW:
BASEMENT**





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**RESIDENT INTERVIEW:
EXTERIOR**

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**RESIDENT INTERVIEW:
KITCHEN**

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RESIDENT INTERVIEW: KITCHEN

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RESIDENT INTERVIEW: KITCHEN

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RESIDENT INTERVIEW: KITCHEN

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RESIDENT INTERVIEW: KITCHEN

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**RESIDENT INTERVIEW:
KITCHEN**

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**RESIDENT INTERVIEW:
LIVING ROOM**

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RESIDENT INTERVIEW: LIVING ROOM

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**RESIDENT INTERVIEW:
LIVING ROOM**



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**RESIDENT INTERVIEW:
GENERAL**



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**RESIDENT INTERVIEW:
BEDROOM AND
BATHROOM**

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RESIDENT INTERVIEW: BEDROOM

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RESIDENT INTERVIEW: BEDROOM

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RESIDENT INTERVIEW: BATHROOM

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RESIDENT INTERVIEW: BATHROOM



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RESIDENT INTERVIEW: MEDICATION REVIEW AND WRAP-UP

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PEHA ANSWER KEY 1

General Housing Characteristics					
Type of ownership	<input type="checkbox"/> Own house	<input type="checkbox"/> Market rate rental hsg.	<input checked="" type="checkbox"/> Subsidized rental hsg.	<input type="checkbox"/> Shelter	
Age of home	<input type="checkbox"/> Pre-1950	<input checked="" type="checkbox"/> 1950 -1978	<input type="checkbox"/> Post-1978	<input type="checkbox"/> Don't know	
Structural foundation	<input checked="" type="checkbox"/> Basement	<input type="checkbox"/> Slab on grade	<input type="checkbox"/> Crawlspace	<input type="checkbox"/> Don't know	
Floors lived in (check all that apply)	<input type="checkbox"/> Basement	<input type="checkbox"/> 1 st	<input checked="" type="checkbox"/> 2 nd	<input type="checkbox"/> 3 rd or higher	
Heating	Fuel used	<input type="checkbox"/> Natural gas / LPG	<input checked="" type="checkbox"/> Oil	<input type="checkbox"/> Electric	<input type="checkbox"/> Wood
	Sources in home	<input checked="" type="checkbox"/> Radiators	<input type="checkbox"/> Forced hot air vents	<input type="checkbox"/> Space heater or oven	<input type="checkbox"/> Other:
Heating	Filters changed	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Don't know	<input checked="" type="checkbox"/> No filter
	Control	<input type="checkbox"/> Easy to control heat	<input checked="" type="checkbox"/> Hard to control heat		
Cooling	<input type="checkbox"/> Windows	<input checked="" type="checkbox"/> Central/window AC	<input type="checkbox"/> Fans	<input type="checkbox"/> None	
Ventilation (check all that apply)	<input checked="" type="checkbox"/> Opens windows	<input type="checkbox"/> Kitchen & bathroom fans	<input type="checkbox"/> Central ventilation		

NOTES: PARENT REPORTS BIGGEST CONCERNS ARE DUST AND MICE

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PEHA ANSWER KEY 5

Home Safety <i>*can indicate housing code violations</i>			
General	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Active renovation or remodeling	IN NEIGHBORHOOD		
*Stairs, protective walls, railings, porches	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Hallway lighting	<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Inadequate	
Poison control number	<input type="checkbox"/> Posted by phone	<input checked="" type="checkbox"/> Not posted by phone	
*Family fire escape plan	<input type="checkbox"/> Developed and have copy available	<input checked="" type="checkbox"/> None	
Electrical appliances (radio, hair dryer, space heater)	<input type="checkbox"/> Not used near water	<input checked="" type="checkbox"/> Used near water	BATHROOM
Matches and lighters stored	<input checked="" type="checkbox"/> Out of child's reach	<input type="checkbox"/> Within child's reach	
Exterior environment	<input type="checkbox"/> Well maintained	<input checked="" type="checkbox"/> Abundant trash and debris	<input type="checkbox"/> Chipping, peeling paint <input type="checkbox"/> Broken window(s)

PEHA ANSWER KEY 6

Home Safety <i>*can indicate housing code violations</i>			
Young Children Present	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Coffee, hot liquids, and foods	<input type="checkbox"/> Out of child's reach	<input checked="" type="checkbox"/> Within child's reach	
Cleaning supplies stored	<input type="checkbox"/> Out of child's reach	<input checked="" type="checkbox"/> Within child's reach	
Medicine and vitamins stored	<input type="checkbox"/> Out of child's reach	<input checked="" type="checkbox"/> Within child's reach	
Child (less than six years old) been tested for lead poisoning	<input type="checkbox"/> Within past 6 months	<input checked="" type="checkbox"/> Within past year or more	<input type="checkbox"/> No
Child watched by an adult while in the tub	Result: <input type="checkbox"/> Always	<input checked="" type="checkbox"/> Most of the time	<input type="checkbox"/> No
*Home's hot water temperature	<input type="checkbox"/> <120 F	<input checked="" type="checkbox"/> >120 F	<input checked="" type="checkbox"/> Don't know
Non-accordion toddler gates used	<input type="checkbox"/> At top of stairs	<input type="checkbox"/> At bottom of stairs	<input type="checkbox"/> No
Crib mattress	<input type="checkbox"/> Fits well	<input type="checkbox"/> Loose	<input checked="" type="checkbox"/> NA
Window guards	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Window blind cords	<input type="checkbox"/> Split cord	<input checked="" type="checkbox"/> Looped cord	

NOTES: LOTS OF DUST FROM NEIGHBORHOOD CONSTRUCTION; HAS WINDOWS CLOSED AND A/C ON BUT STILL A PROBLEM; LOTS OF EXPOSED DIRT OUTSIDE DUE TO CONSTRUCTION; CABINET WITH CLEANING SUPPLIES IS NOT LOCKED AND IS AT CHILD LEVEL

REVIEW: CAN YOU...


Explain the difference between a deficiency- and a solutions-based assessment checklist?

- > Deficiency-based: Document existing conditions; prioritize health risks; itemizes health & safety issues
- > Solutions-based: Identifies specific work to address deficiencies; quantifies the work using units of measurement; enables recording special notes and scope of work



REVIEW: CAN YOU...
 Name the two most important characteristics of an assessment checklist?

- Thoroughness
- Efficiency




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REVIEW: CAN YOU...
 List six issues that should be discussed during the resident interview?

- Type and age of their home
- Where residents spend time
- Routine activities
- Concerns about the home
- Possible triggers for concerns
- If symptoms, when/where they occur




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REVIEW: CAN YOU...
 Identify two key decisions that need to be made once it is determined that a home assessment is appropriate?

- The appropriate level of assessment
- The best approach for the given situation
- The most appropriate assessment tool



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REVIEW: CAN YOU...
 Identify two "social service" needs that may be discovered during the interview?

- Hoarding
- Need for fuel assistance
- Children's services
- Elder services




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SMALL GROUP ACTIVITY: PREPARING FOR SUCCESS

- Work in small groups.
- List EVERYTHING you can think of that you might need for a successful assessment.
 - Tools
 - Information about the building
 - Information about/from the resident or owner






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PREPARING FOR SUCCESS

Environmental Assessments	Info - environmental	To	From the /Occupant
Presence of existing hazards		A way to record information	someone to let the inspector in
History of the home		A reminder for what to examine	Access to all areas of the property
Neighborhood info		A way to quantify the work	Profiles
Building Guidelines/Standards		Aids to see property	
		Hand-held testing equipment	

Callouts:
 Checklist, Camera
 Checklist
 Checklist & measuring devices
 Flashlights
 Moisture meter, ambient CO detector, laser thermometer



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**SMALL GROUP ACTIVITY:
ONSITE VISIT DEBRIEFING**



- Work in small groups.
- Identify the top 5 hazards for each room.
- Identify the top 5 hazards for the house as a whole, explaining:
 - ◆ What the health risk(s) is/are
 - ◆ If the health risks are acute or chronic
 - ◆ The ranking, from most to least serious