



DEPARTMENT OF THE NAVY

NAVAL AIR STATION KEY WEST
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Ser N00/477
August 23, 2024

Naval Air Station Key West
Sigsbee Housing Residents

Dear Sigsbee Residents,

Your safety is my number one priority. As such, I am writing to inform you of an important assessment scheduled for select homes on Sigsbee Annex. This assessment is part of our ongoing efforts to ensure the safety, quality and sustainability of our community. Below, you will find details regarding the scope of the assessment, the inspection process, and what you can expect throughout this period.

The primary goal of this assessment is to assess the habitability and safety of homes on Sigsbee Annex. The Navy will inspect various aspects of a sample of homes to identify any potential issues that may need attention, as well as assess the overall condition of the properties. Homes have been selected based on medical concerns, Housing Service Center submissions, homes with life/health/safety work orders, and homes that have previously failed inspections. This process will help us assess safety, quality and sustainability of the homes.

The assessment is scheduled to **begin on August 28 and is expected to be completed by August 30**. During this period, the team, including representatives from NAS Key West, Navy & Marine Corps Force Health Protection Command, Naval Hospital Jacksonville, Naval Facilities Command Southeast, and Balfour Beatty Communities, will be visiting homes. The Navy will coordinate specific dates and times for each inspection with residents of selected homes to ensure minimal disruption.

During the assessment, the following components of homes will be inspected:

- Examine physical condition and proper installation of outdoor condenser(s) and air handler unit(s).
- Inspect all supply and return air registers and measure air flows to evaluate the performance of the air handler unit.
- Use a borescope to inspect the ducts for the presence of water and mold.
- Check the attic space for sources of condensation, assess the cause, and evaluate the effectiveness of duct insulation.
- Perform a visual inspection for mold presence throughout the home.
- Test the home's air tightness.
- Test moisture of drywall throughout the home.
- Assess the operation of bathroom exhaust fans for proper functionality.
- Measure the home's temperature and relative humidity and compare these with the thermostat settings.


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- Deploy data loggers in homes where mold is present. The data loggers will record temperature and relative humidity every 5 minutes, allowing us to analyze HVAC performance trends.
- Compile all findings, data, and photographs into a comprehensive report, providing both immediate and long-term solutions for addressing any safety or habitability issues found during testing.

A town hall meeting will be scheduled for mid-September to present and discuss the outcomes of these assessments. This meeting will provide an opportunity for the community to review the findings and engage in an open dialogue about the significance and next steps.

We understand that having inspectors visit your home may raise questions or concerns. Please do not hesitate to contact the Military Housing Office at 305-293-4466 or KeyWest_Housing@us.navy.mil if you need further information or wish to discuss the process in more detail.

We appreciate your support and thank you for your cooperation and understanding as we work to maintain and safeguard our community.



E. A. REGOLI
Captain, U.S. Navy
Commanding Officer