
Domiscore Grid

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The Domiscore is a tool that aims at evaluating a housing, based on its potential impact on the occupants' health and well-being. It promotes healthy housing and helps identifying at-risk housing situations. It is available to every actor of the housing sector. In order to support the assessor in its evaluation, guidance on the evaluation process and the score computation is provided in the appendix. The Domiscore is easy to fill out and does not require any particular skill in terms of housing. It is anonymous and does not require the collection of information about the occupant.

Housing's characteristics

Type

- Collective housing
- Individual housing

Profile

- Social housing
- Private housing

Area

- Urban area
- Rural area

Occupier's profile

- Owner-occupier
- Tenant
- Other: _____

Location

- France Overseas
- Metropolitan France

Type (studio, one bedroom...):

Region:

Physical protection

	0 (best case)	1	2	3 (worst case)
1. Physical soundness of the building (building exterior/structure) Roofing, frameworks, outer walls, façades, gutters...	○ On physical inspection, all components are stable and functional + protection from water runoff, infiltration and rises	○ One non-compliant component Please specify which one: _____	○ Two non-compliant components Please specify which ones: _____	○ More than two non-compliant components Please specify which ones: _____

In case of score 2 or 3, please report to the relevant authorities at the earliest possible opportunity
As well as in case of score 1 when the component is structural (roofing, frameworks, outer walls/façades)

2. Structural soundness of the housing's components Flooring, ceilings, stairways, inner walls, windows, pipework, landings...	○ On physical inspection, all components are stable and functional	○ One non-compliant component Please specify which one: _____	○ Two non-compliant components Please specify which ones: _____	○ More than two non-compliant components Please specify which ones: _____
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In case of score 2 or 3, please report to the relevant authorities at the earliest possible opportunity

3. Safety of the housing's components Windows, balconies, stairways, railings, guardrails...	○ Fall protection components and structures in good condition or no observed risks	N/A		○ Fall protection components in poor condition or absence of protective components on at least one structure
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In case of score 2 or 3, please report to the relevant authorities at the earliest possible opportunity

4. Protection against natural risk (flooding or land instability) See the map here	○ Housing located outside a risk area* *flooding or land instability	○ Housing located in a risk area + low probability of flooding + approved land instability risk prevention plan	○ Housing located in a risk area, management plan in place + absence of living areas/bedrooms on the ground floor in a floodplain + geotechnical survey and protection measures in place in unstable land areas	○ Housing located in a risk area (flooding or land instability) and no protection measures
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5. Protection against technological risk See the map here	○ Housing located outside a technological risk prevention plan's perimeter + Absence of industrial plant within a 1,000m radius, industrial plant releasing pollutants within a 5,000m radius and polluted or potentially polluted sites within a 500m radius	○ Housing located outside a technological risk prevention plan's perimeter + Presence of industrial plant within a 1,000m radius or industrial plant releasing pollutants within a 5,000m radius or polluted or potentially polluted sites within a 500m radius	○ Housing located within a technological risk prevention plan's perimeter	○ Housing located within a technological risk prevention plan's perimeter + Presence of polluted or potentially polluted sites within a 500m radius
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6. Fire protection				
	<p>The housing is equipped with a smoke detector</p> <p>+</p> <p>It can be easily and safely evacuated and has a fire containment capacity</p> <p>+</p> <p>The building is easily accessible to emergency devices and vehicles</p> <p>+</p> <p>The housing does not present any of the following fire risk factors: non-maintained chimney, faulty ventilation system, expired gas pipe</p>	<p>The housing is equipped with a smoke detector</p> <p>+</p> <p>It can be easily and safely evacuated and has a fire containment capacity</p> <p>+</p> <p>The building is easily accessible to emergency devices and vehicles</p> <p>+</p> <p>The housing presents one of the following fire risk factors: non-maintained chimney, faulty ventilation system, expired gas pipe</p>	<p>The housing is equipped with a smoke detector</p> <p>But presents one of the following features:</p> <ul style="list-style-type: none"> - Poorly accessible to emergency devices and vehicles - Complex evacuation (only one exit, narrow and not protected, no window...) - Absence of circuit-breaker or presence of bare wires - Improper connections (supply and evacuation) of gas devices 	<p>The housing is not equipped with a smoke detector</p> <p>or</p> <p>The housing is equipped with a smoke detector</p> <p>But presents one of the following features:</p> <ul style="list-style-type: none"> - Poorly accessible to emergency devices and vehicles - Complex evacuation (only one narrow and not protected exit, no window...) - Absence of circuit-breaker or presence of bare wires - Improper connections (supply and evacuation) of gas devices

In case of score 2 or 3, please report to the relevant authorities at the earliest possible opportunity

Category's score:

Electricity				
	0 (best case)	1	2	3 (worst case)
7. Presence of an electrical installation	 Connection in all rooms	N/A		 Kitchen connection insufficient to power the main household appliances

In case there is no electrical installation, or in case of score 3, please report to the relevant authorities at the earliest possible opportunity

8. Electrical system's condition				
	<p>The diagnostic report does not identify any non-compliance</p> <p>If there is no report: no obvious risk (bare socket, bare wires, manifestly old or hazardous installation)</p>	N/A	<p>Low risks mentioned in the diagnostic report</p> <p>If there is no diagnostic report: observation of rare bare sockets or bare wires</p>	<p>High risks mentioned in the report</p> <p>If there is no diagnostic report: observation of several bare sockets, bare wiring or one or more manifestly old or hazardous installations</p>

In case of score 3, please report to the relevant authorities at the earliest possible opportunity

Category's score :

Water

	0 (best case)	1	2	3 (worst case)
9. Wastewater evacuation system				
	All facilities (sinks, basins, toilets, showers, bath tubs) are connected to a maintained and functional collective or individual* wastewater evacuation system *not connected to the sewage system	All facilities are connected to a collective or individual wastewater evacuation system, but there are signs of occasional malfunction (backflow, odors by the water points) or Non-controlled individual evacuation system	Incomplete or faulty evacuation system concerning some of the facilities (e.g.: no air trap) or Wastewater system with recurring malfunctions	Absence of wastewater evacuation system with backflow in outdoor environments

In case of score 3, please report to the relevant authorities at the earliest possible opportunity

10. Access to drinking water				
	There is a drinking water access point in every water room	There is a drinking water access point in some water rooms	There is only one drinking water access point within the housing	Absence of drinking water point within the housing

In case of score 3, please report to the relevant authorities at the earliest possible opportunity

11. Access to hot water				
	There is a hot water access point in the bathroom and kitchen	There is a hot water access point in the bathroom and kitchen but water is lukewarm	There is a hot water access point in the bathroom or the kitchen	Absence of hot water access point within the housing

In case of score 3, please report to the relevant authorities at the earliest possible opportunity

Category's score :

Sanitation facilities

	0 (best case)	1	2	3 (worst case)
12. Toilets (WC)				
	There are functional toilets in the housing in a completely separate room	There are functional toilets in the housing but these are poorly separated from the living areas or from the kitchen	Toilets in the housing are faulty or unusable	There are toilets in the housing but these are poorly separated from the living areas or from the kitchen

In case of score 3, please report to the relevant authorities at the earliest possible opportunity

13. Bathroom				
	There is a functional, completely separate bathroom in the	There is a bathroom in the housing but it is poorly separate from the living areas	There is a bathroom in the housing but it is faulty or unusable	There is a functional, completely separate bathroom in the

	housing, with a bath tub or a shower			housing, with a bath tub or shower
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Category's score:

Temperature conditions

	0 (best case)	1	2	3 (worst case)
14. Heating If not relevant regarding with the geographical area, do not complete but tick here <input type="radio"/>	<input type="radio"/> There is a functional and sufficient natural* or artificial heating system *thermic insulation, window protection, Nordic well	<input type="radio"/> There is a functional natural or artificial heating system, but insufficient + perceived cold	<input type="radio"/> Faulty natural or artificial heating system + perceived cold	<input type="radio"/> Absence of heating system + perceived cold

In case of score 3, please report to the relevant authorities at the earliest possible opportunity

15. Cooling system If not relevant regarding with the geographical area, do not complete but tick here <input type="radio"/>	<input type="radio"/> There is a natural* or artificial air conditioning system *air-ground heat exchanger, window shutters, possible night ventilation	<input type="radio"/> There is a functional natural or artificial conditioning system, but insufficient + perceived heat	<input type="radio"/> Faulty natural or artificial conditioning system + perceived heat	<input type="radio"/> Absence of natural or artificial conditioning system + perceived heat
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16. Thermal insulation If there is no technical diagnosis or unknown, do not complete but tick here <input type="radio"/>	<input type="radio"/> EPC, A/B energy efficiency rating	<input type="radio"/> EPC, C energy efficiency rating	<input type="radio"/> EPC, D/E energy efficiency rating	<input type="radio"/> EPC, F/G energy efficiency rating
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Category's score:

Lead risk and rooms' size

	0 (best case)	1	2	3 (worst case)
17. Condition of surfaces: lead risk If housing built before 1949 and no technical diagnosis, do not complete but tick here <input type="radio"/>	<input type="radio"/> Housing built after 1975 or Housing with a negative lead diagnosis	<input type="radio"/> Housing built before 1975 + no available diagnosis + paintwork in good condition	<input type="radio"/> Housing built before 1975 + positive lead diagnosis + paintwork in good condition (including in the communal areas)	<input type="radio"/> Positive lead diagnosis + chipped paintwork in the housing or in the communal areas

In case of score 2 or 3, or if the housing was built before 1949 but there is no technical diagnosis, please report to the relevant authorities at the earliest possible opportunity

18. Rooms' size	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
If there is no technical diagnosis or unknown, do not complete but tick here <input type="radio"/>	There is at least one room with a minimum surface of 9m ² , a minimum ceiling height of 2.50m and a minimum living volume of 22.5m ³	There are several rooms with a minimum surface of 9m ² , a minimum ceiling height of 2.20m and a minimum living volume of 20m ³	There is one room with a minimum surface of 9m ² , a minimum ceiling height of 2.20m and a minimum living volume of 20m ³	There is no room with a minimum surface of 9m ² , a minimum ceiling height of 2.20m and a minimum living volume of 20m ³

In case of score 3, please report to the relevant authorities at the earliest possible opportunity

Category's score:

Waste				
	0 (best case)	1	2	3 (worst case)
19. Waste storage and collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	There is a waste storage space* and regular collection *communal bin area or storage separated from the living areas for individual housing (garage or outdoors)	There is a waste storage space, but it is not maintained or Collection is unfrequent (based on the area's usual collection frequency)	There is a waste storage space, but it is not maintained and Collection is unfrequent (based on the area's collection frequency)	Absence of waste storage space or absence of collection

Category's score:

Indoor air				
	0 (best case)	1	2	3 (worst case)
20. Airing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	There are easy-to-open windows in all living areas	There are windows but their opening is limited because of a slight obstruction or a malfunction in at least one of the living areas	There are windows but their opening is impossible because of an obstruction or a malfunction in at least one of the living areas	Absence of windows in any or some of the living areas
21. Ventilation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	There is a functional continuous mechanical or natural ventilation* in all water rooms	Absence of ventilation in one of the water rooms	Absence of ventilation in all water rooms	Absence of ventilation

	*operationally controlled mechanical ventilation system, securely placed base-level and above-level air inlets			
22. Mould and humidity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Absence of humidity	Presence of humidity but absence of mould (excluding windows or door seals)	Presence of mould in water rooms only, or presence of mould between 0.2m ² and 1m ² in living areas (excluding windows or door seals)	Presence of mould on a surface superior to 1m ² in all rooms (excluding windows or door seals)
23. Radon See the map here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Measured radon values below 100Bq/m ³ or Municipality referenced 1 by the IRSN* (low risk) or Municipality referenced 2 or 3 by the IRSN* (low risk) + elevated housing * French Institute on Nuclear and Radiological risk	Measured radon values between 100 and 300Bq/m ³ or Municipality rated 2 by the IRSN (potential risk) + housing on the ground floor	Measured radon values between 300 and 1000Bq/m ³ or Municipality rated 3 by the IRSN (high risk) + housing that is underground, semi-buried or on the ground floor + system enabling the evacuation of radon in the sub-soil	Measured radon values above 1000Bq/m ³ or Municipality rated 3 by the IRSN (high risk) + housing that is underground, semi-buried or on the ground floor + no known evacuation system
24. Asbestos If there is no technical diagnosis or if unknown, do not complete but tick here <input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Absence of asbestos in the housing (nor communal areas when appropriate)	Absence of asbestos in the housing, but presence in the communal areas with periodic assessment required	Presence of asbestos in the housing and periodic assessment required	Presence of asbestos in the housing and recommended or required removal
25. Carbon monoxide	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Absence of appliance using a carbon-based fuel (wood pellets, coal, gas, oil...)	There is a gas cooker or There is an appliance (other than a gas cooker) using carbon-based fuel-fired with good ventilation or CO detector + contract bearing the appliance's maintenance and/or the flue sweeping frequency	There is an appliance (other than a gas cooker) using carbon-based fuel with ventilation or CO detector + absence of contract displaying the regular maintenance of the appliance and/or the flue sweeping frequency	There is an appliance using carbon-based fuel + no ventilation or CO detector + no contract displaying the regular maintenance of the appliance and/or the flue sweeping frequency

Category's score:

Exposure to environmental airborne and soil pollution

















	0 (best case)	1	2	3 (worst case)
26. Outdoor air pollution See the map here (the annual index should be considered) If there is no local strategic map or this is unknown, do not complete but tick here <input type="checkbox"/>	<input type="checkbox"/> Housing located in an area with a "very good" air quality score (1 or 2)	<input type="checkbox"/> Housing located in an area with a "good" air quality score (3 or 4)	<input type="checkbox"/> Housing located in an area with a "medium" or "poor" air quality score (5, 6 or 7)	<input type="checkbox"/> Housing located in an area with a "bad" or "very bad" air quality score (8, 9 or 10)
27. Pesticides	<input type="checkbox"/> No agricultural activity with aerial spraying of pesticides within a radius below 500m	<input type="checkbox"/> There is an agricultural activity with aerial spraying of pesticides within a radius between 500m and 50m	<input type="checkbox"/> There is an agricultural activity with aerial spraying of pesticides within a radius between 10 and 50m	<input type="checkbox"/> There is an agricultural activity with aerial spraying of pesticides within a radius below 10m
28. Outdoor soil See the map here	<input type="checkbox"/> No observed risks relating to the soil (pollution, solidity)	<input type="checkbox"/> Soil presenting controlled risks (e.g. treatments carried out)	<input type="checkbox"/> Soil presenting some risks	<input type="checkbox"/> Housing built on a site referenced in the BASIAS database

Category's score:

Noise

	0 (best case)	1	2	3 (worst case)
29. Indoor noise pollution* *Noise generated by the neighbours, appliance or networks (controlled mechanical ventilation, conditioner, waste water evacuation system)	<input type="checkbox"/> Absence of noise	<input type="checkbox"/> Occasional tolerable noise	<input type="checkbox"/> Frequent noise causing an important discomfort (e.g. in terms of sleeping or doing homework)	<input type="checkbox"/> Frequent noise causing an important discomfort (e.g. in terms of sleeping or doing homework) that led to an action from the occupier (mediation, complaint, insulation works considered)
30. Outdoor noise pollution* *Traffic is considered	<input type="checkbox"/> Absence of noisy activities nearby	<input type="checkbox"/> Noisy activities during the day, moderate noise and/or good sound insulation, no discomfort (when windows are closed)	<input type="checkbox"/> Noisy activities during the day, evening or night, poor sound insulation, no discomfort (when windows are closed)	<input type="checkbox"/> Noisy activities during the day, evening or night, poor sound insulation, causing a discomfort (when windows are closed)

Category's score:

Lighting				
	0 (best case)	1	2	3 (worst case)
31. Outdoor light pollution	 Absence of night-time outdoor light pollution + possibility of occultation	 Absence of night-time outdoor light pollution, but no possibility of occultation or There is outdoor light pollution + possibility of occultation	 There is night-time outdoor light pollution + absence of or insufficient possibility of occultation	 Night-time outdoor light pollution is continuous + absence of or insufficient possibility of occultation
32. Rooms' natural lighting	 Sufficient natural lighting in all rooms (e.g. to be able to read)	 Sufficient natural lighting in living areas	 Insufficient natural lighting in one living area	 Insufficient natural lighting in several living areas or Absence of natural lighting in at least one living area
33. Rooms' artificial lighting	 Direct and sufficient artificial lighting in all rooms	  N/A		 Absence of direct artificial lighting in at least one room or in hallways or stairways
34. Lighting* of the housing's access areas	 Sufficient lighting from the road to the entryway, on the front door access and on the front door (and communal areas when relevant)	 Sufficient lighting on the front door access and on the front door (and communal areas when relevant) but not on the road to access the structure	 Sufficient lighting on the front door (and communal areas when relevant) but not on the road to access the structure nor on the front door access	 Absence of lighting on the housing's entryways

Category's score:

Pests				
	0 (best case)	1	2	3 (worst case)
35. Presence of pests Cockroaches, bed bugs, rodents, termites, mosquitoes, insects...	○	○	○	○
	Absence of pests + absence of access routes or ducts that are not completely sealed + absence of potential sources (waste storage nearby, breeding place...) *observed by the evaluator or mentioned by the occupier	Absence of pests but presence of access routes or ducts that are not completely sealed + absence of potential sources (waste storage nearby, breeding place...)	Absence of pests but presence of access routes or ducts that are not completely sealed + presence of potential sources (waste storage nearby, breeding place...)	Presence of pests is obvious (traces, excrement, underground gallery, corpse, nest) or important discomfort perceived by the occupants

Category's score:

Accessibility and circulation				
	0 (best case)	1	2	3 (worst case)
36. Housing's accessibility from the outside	○	○	○	○
	Housing on the ground floor (no steps) or Elevated housing with a functional elevator accessible without step whose size allows at least one wheeling chair through And presence of an access ramp to the structure	Housing on the ground floor but absence of an access ramp to the structure or Elevated housing whose functional elevator does not allow at least one wheeling chair through	Elevated housing whose elevator is faulty	Elevated housing without elevator
37. Ease of movement + condition of surface areas	○	○	○	○
	Movement inside and between rooms is very easy for everyone, with no risks of falling	Movement may be difficult for some frail individuals or in some rooms only, floors pose a potential risk of falling or where some individuals are concerned	Movement is very difficult for some frail individuals throughout the housing, floors pose a risk of falling	Movement is very difficult between rooms and inside each room, floors pose a risk of falling where anyone is concerned
38. Accessibility inside the housing	○	○	○	○
	Housing completely accessible to a person with reduced mobility	Housing accessible overall, and necessary changes are affordable	Housing accessible overall, but necessary changes will be expensive	Housing is not currently, nor can it be made, accessible

39. Access to basic services Physician, drug store, school, post office	0	1	2	3
	Basic services are accessible in less than 10 minutes* *by foot, public transport or car	Basic services are accessible between 10 and 20 minutes	Basic services are accessible between 20 and 30 minutes	Basic services are not accessible in less than 30 minutes

Category's score:

Food supplies				
	0 (best case)	1	2	3 (worst case)
40. Access to varied food supplies nearby	0	1	2	3
	Access point to fresh fruits and vegetables in less than 5 minutes* or home-grown products *by foot, public transport or car	Access point to fresh fruits and vegetables in less than 10 minutes	Absence of access point to fresh fruits and vegetables in less than 10 minutes	Absence of access point to fresh fruits and vegetables in less than 10 minutes + only fast-food or unhealthy ready to eat products (industrial cookies, sandwiches, or meal to reheat, French fries, sodas...) are available

Category's score:

Outdoor view				
	0 (best case)	1	2	3 (worst case)
41. View outside	0	1	2	3
	View of nature	At least one room overlooks another property or Unrestricted view, without overlooking a nature spot	All rooms overlook another property or The main room has a windowless wall	All rooms overlook another property and The main room has a windowless wall

Category's score:

Environment conducive to exercise and socializing

	0 (best case)	1	2	3 (worst case)
42. Green spaces	○ There are wide-open green spaces accessible in less than 5 minutes by foot	○ There are small green spaces accessible in less than 5 minutes by foot	○ There are green spaces accessible between 5 and 10 minutes by foot	○ Absence of green spaces accessible in less than 10 minutes by foot
43. Recreational or sports areas, communal spaces Cafés, public squares, sport halls, playground...	○ There are accessible wide-open spaces at less than 5 minutes suitable for everyone (of all ages in particular)	○ There are accessible small spaces at less than 5 minutes but not suitable for everyone	○ There are spaces at more than 10 minutes, but poorly accessible and not suitable for everyone	○ Absence of accessible spaces
44. Cultural activities and entertainment Cinema, theatre, library, community feast, music events, book days...	○ There are cultural activities accessible in less than 10 minutes* and suitable for everyone (of all ages and affordable) *by foot, public transport or car	○ There are cultural activities accessible in less than 10 minutes but these are not suitable for everyone	○ There is a limited choice of cultural activities and entertainment options accessible in more than 10 minutes	○ Absence of cultural activities or entertainment options
45. Cycle paths	○ There are safe roads or There are dedicated cycle paths covering a long distance, right outside the building or nearby	○ There are dedicated cycle paths but only over a limited distance, right outside the building or nearby	○ There are shared cycle paths, right outside the building or nearby	○ Absence of safe roads or Absence of cycle paths right outside the building or nearby
46. Pavements	○ There are safely laid out pavements, clearly separated from other environmentally friendly transport routes and accessible to everyone (with benches for resting along the way, wide enough to be used by a person with reduced mobility and safe flooring)	○ There are safely laid out pavements but they are cluttered and cannot be used safely by everyone	○ There are paved walkways, but they are not very safely laid out (not separate from the road for example), are poorly separated from other environmentally friendly transport routes and unsuitable for some people	○ Absence of pavements

Category's score:

Scores summary table

Category	Score
Physical protection	
Electricity	
Water	
Sanitation facilities	
Temperature conditions	
Lead risk and rooms' size	
Waste	
Indoor air	
Exposure to environmental airborne and soil pollution	
Noise	
Lighting	
Pests	
Accessibility and circulation	
Food supplies	
Outdoor view	
Environment conducive to exercise and socializing	
Overall score	