Crawl Spaces

A shallow, unfinished space beneath the first floor of a house which has no basement, used for visual inspection and access to pipes and ducts. This space is usually accessible from a removable panel. There is usually plumbing, ductwork and other systems that are run through this space. There should be a vapor barrier present to prevent moisture absorption into the structure from the earth. High moisture content is a conducive condition that can lead to infestation of wood destroying organisms. In exceptional cases, water penetration into a crawlspace can lead to the undermining of the foundation.

Common causes of moisture in crawl spaces include faulty gutters, downspouts and improper grading. Often times, these repairs can be made by homeowners by simply adding an extension or changing the grade away from the building. See http://hipspro.com/lib.html for great information on crawl space moisture solutions.

Vents prevent moisture from accumulating in the crawlspace by providing openings for air flow to the exterior. Vents are required on new homes at the rate of one square foot of vent opening for 150 square feet of under-floor area. Insulation is recommended under the first floor structure in crawl spaces. Many older homes do not meet this modern standard, and as long as it is dry and no moisture evidence, then it is most likely adequate.

During this inspection, every attempt is made to note all items of concern to the client. There are often personal items that prevent inspection of all areas. We make no statement on conditions not readily visible. It is wise to look carefully at these areas during your final walkthrough before closing.

Vapor barriers in basements or crawlspaces

You should not install vapor barrier paint on interior foundation walls of damp basements or crawlspaces. If excessive moisture enters the house through the foundation walls, you should remedy the problem at its source - from the outside.

Most of the condensation that occurs in dirt-floor crawlspaces and basements with concrete foundation walls comes directly from the earth, even if it looks bone dry. You should always cover a dirt floor with a vapor barrier, whether the dirt floor is in a basement or a crawlspace. When you apply a vapor barrier to the floor of your dirt basement or crawlspace, do not install the vapor barrier directly against wood posts and studs. This will trap moisture against the wood, encouraging rot. Always cover the dirt floor with 6-mil or thicker polyethylene vapor barrier. Overlap seams generously. It is recomended to weigh down the vapor barrier with stones.

CRAWL SPACE AND SUPPORTING STRUCTURE

51. Crawl Space Notes

☐ Full
☐ Partial basement/crawl space

Inspected From
☐ Access panel
☐ Inside crawl space

Percent of crawl space inspected _____%

Access
☐ Exterior ☐ Interior
☐ In basement ☐ No Access

Limited by
☐ Access ☐ Debris ☐ Ducts/pipes ☐ Standing water
☐ Congested personal belongings ☐

No representation is made for areas not visible

52. Crawl Space/Foundation

Walls
☐ Satisfactory ☐ Poor
☐ Marginal ☐ Not visible

Material
☐ Concrete
☐ Concrete block
☐ Brick
☐ Field stone

Cracks

	North	East	South	West
Covered walls	☐	☐	☐	☐
Movement apparent	☐	☐	☐	☐
Horizontal cracks	☐	☐	☐	☐
Vertical cracks	☐	☐	☐	☐
Step cracks	☐	☐	☐	☐

Floors
☐ Satisfactory ☐ Poor
☐ Marginal ☐ Not visible

Material
☐ Concrete ☐ Dirt

☐ Not visible ☐ _____

☐ Typical cracking
☐ Excessive cracking

**Note: see comments on bottom of page

☐ **Monitor**
☐ **Have evaluated**

Ceilings
☐ Satisfactory ☐ Poor
☐ Marginal ☐ Covered

Insulation
☐ Satisfactory
☐ Poor
☐ Not visible

☐ Walls
☐ Ceiling

Vapor barrier
☐ Yes
☐ No
☐ Incomplete

☐ Kraft
☐ Plastic
☐ Not visible

53. Drainage

Indication of excessive moisture
☐ No ☐ Old Stains
☐ Yes ☐ Fresh

Sump pump
☐ Yes ☐ No
☐ Working

☐ Not working
☐ Not Tested

Drain(s) present
☐ Yes ☐ No
☐ Not working

☐ Working
☐ Not Tested

Efflorescence
☐ Yes ☐ No

54. Ventilation

☐ Wall vents ☐ None visible ☐ Powered

Tested
☐ Yes
☐ No

☐ Recommend additional vents

55. Sub Structural Framing

Posts and Beams
☐ Satisfactory ☐ Marginal
☐ Stains/minor damage

☐ **Significant rust/rot**
☐ **Have evaluated**

Material
☐ Wood ☐ Metal
☐ Concrete ☐ Not visible

Joist/Trusses
☐ Satisfactory ☐ Marginal
☐ Stains/minor damage

☐ **Significant rust/rot**
☐ **Have evaluated**

Type
☐ Joist ☐ I-Joist
☐ Trusses ☐ Not visible

Dimension
☐ 2x6 ☐ 2x10
☐ 2x8 ☐ 2X12

Sub floor
☐ Satisfactory ☐ Marginal ☐ Stains/minor damage ☐ Delaminated ☐ Rot ☐ **Have evaluated**

56. Slab

☐ Not visible
☐ No anchors
☐ Anchors not visible

☐ Typical cracks
☐ Excessive cracks

☐ Signs of settlement

General Comments