

12. CRAWL SPACE OBSERVATIONS AND CONDITIONS

CA=Corrective Action, NM=Normal Maintenance, EU=Elective Upgrades, NI=Not Inspected

CA	NM	EU	NI	Inspection Observations & Conditions
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.0 Crawl Space Access
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Comments:

The crawl space was accessed for examination from two separate access hatch or door on the rear/back side of the exterior.

The crawl space hatch was observed to be in good condition at the time of this inspection.

We were able to enter and crawl throughout the crawl space for visual inspection.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.1 Crawl Space Foundation
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Comments:

The foundation type is a post and pier with a perimeter wall and foundation material is common brick blocks units on a footing and concrete masonry blocks on a footing and the perimeter wall was in good condition at the time of this inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.2 Post and Piers
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Comments:

The support posts/piers material is concrete masonry blocks on a footing and were in good condition at the time of this inspection with the exception of:

CA - One or more of the concrete masonry blocks have shifted and lack proper support within that area. We recommend repair with remedy as necessary by a qualified structural contractor.



12.2 Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.3
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Floor Joists**Comments:**

CA - One or more of the framing floor members under several areas were damaged and/or deteriorated that is consistent with and characteristic of wood destroying insects. We recommend treatment by a qualified pest control contractor and repair with remedy as necessary by a qualified structural contractor.

CA - One or more of the framing floor members has a condition that is consistent with and characteristic of mold and was observed throughout the flooring area within the crawlspace. Mold can break down the cell structure of the wood causing to a condition that consistent with and characteristic of dry rot. We recommend elimination of the mold and repair of all rotted wood with remedy as necessary by qualified structural contractor.

CA - Water stains were observed on numerous floor joists. Some of the areas were damp to the touch at the time of the inspection. We recommend that the source of the water be located and corrected with remedy as necessary.



12.3 Picture 1



12.3 Picture 2



12.3 Picture 3



12.3 Picture 4



12.3 Picture 5



12.3 Picture 6

☒ ☐ ☐ ☐ 12.4 Sub-Flooring

Comments:

CA - Water stains were observed under some of the sections. Some of the areas were damp to the touch at the time of the inspection. We recommend that the source of the water be located and corrected with remedy as necessary.

CA - One or more areas of the sub-flooring has a condition that is consistent with and characteristic of mold and was observed throughout the flooring area within the crawlspace. Mold can break down the cell structure of the wood causing to a condition that consistent with and characteristic of dry rot. We recommend elimination of the mold and repair of all rotted wood with remedy as necessary by a qualified structural contractor.



12.4 Picture 1



12.4 Picture 2

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12.4 Picture 3



12.4 Picture 4



12.4 Picture 5



12.4 Picture 6



12.4 Picture 7



12.4 Picture 8

 12.5 Electrical Switches / Lights / Outlets and Wiring
Comments:

CA - Abandoned wiring was observed within the crawl space and was not capped off with safety caps. We recommend capping off the abandoned wiring and/or removal with remedy as necessary by a qualified electrician.

 12.6 Crawl Space Ventilation
Comments:

NM - The crawl space lacks adequate ventilation resulting in a

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excessive moisture. We recommend additional vents be installed around the perimeter by a qualified contractor to provide necessary air circulation and a means to dissipate the moisture.

 12.7 Crawl Space Moisture
Comments:

CA - The crawl space was excessively moist, with some soil extra soft or muddy. This is a condition conducive to structural settlement, wood destroying organisms and rusting of mechanical components. We recommend that the source of the moisture be determined and eliminated and that the crawl space be properly ventilated.

CA - An area at the rear/back side of the crawl space, below the bathroom area was observed to have a pool of water. This area is near the foundation wall and over time, could affect the integrity of the foundation. We recommend that the source of the moisture be determined and eliminated, the area surface be repaired and that the crawl space be properly ventilated.



12.7 Picture 1



12.7 Picture 2

 12.8 Crawl Space Insulation
Comments:

EU - The visible thermal insulation within the crawl space was not installed at the time of this inspection. Due to the age of this building and industry standards at the time of construction, insulation may not have been required. Due to the excessive moisture in the crawl space and past/present damage to floor joists and subflooring we DO NOT recommend installation of insulation within the crawl space at this time as an elective upgrade.

 12.9 Water Supply Piping
Comments:

CA - There was evidence of leakage at the exposed and accessible

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supply piping. We recommend repair with remedy as necessary by a qualified plumber.

CA - The water supply piping located within the crawl space lacks proper supports and hangers. We recommend that appropriate and proper supports and hangers be installed with remedy as necessary by a qualified plumber.



12.9 Picture 1



12.9 Picture 2



12.9 Picture 3



12.9 Picture 4

12.10 Drain, Waste, and Ventilation (DWV) Piping

Comments:

CA - One or more of the visible and readily accessible drain, waste and ventilation lines was observed to be damaged and repaired with duct tape. We recommend repair and/or replacement of the pipes by a qualified plumber with remedy as necessary.

CA - The drain, waste and ventilation lines piping located within the crawl space lacks proper supports, hangers and cross bracing in accordance with industry standards. We recommend that appropriate and proper supports, hangers and cross bracing be installed with remedy as necessary by a qualified plumber.

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12.10 Picture 1



12.10 Picture 2

12.11 Vapor Barrier

Comments:

CA - The soil within the crawlspace has been covered with building felt or plastic sheeting in an attempt to reduce moisture levels. This is a beneficial feature and is required in some jurisdictions. Although the vapor barrier has been installed, it was not installed in all areas and/or is missing in some locations. We recommend that the entire crawl space be covered with a vapor barrier with remedy as necessary.

Adequate vapor barrier helps create a dry air space between the damp soil and the framing and limits the amount of moisture that is able to rise into the framing. This reduces the possibility of future moisture damage. The vapor barrier would also help keep the moisture content of the soil at an equilibrium and minimize changes in soil moisture that can cause movement in the support structures. The preferred material of use as a vapor barrier over soil in the crawl space is 6 mil., or thicker, polyethylene often referred to as "visqueen".

12.12 Air Distribution Ducts

Comments:

CA - One or more air ducts within the crawl space area were observed to be sagging, lack adequate strapping and/or support and are in contact with soil. These conditions may affect the HVAC system performance. We recommend that all sagging or improperly supported air ducts be re-installed in accordance with HVAC industry practices by a qualified HVAC contractor with remedy as necessary.

CA - One or more air ducts were observed to be loose, leaking,

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and /or disconnected within the crawl space. This condition allows air to spill out into an unconditioned area which affects the efficiency of the HVAC system. We recommend repair and/or replacement of the air ducts with remedy as necessary by a qualified HVAC contractor.

CA - One or more of the air ducts in the crawl space were damaged. We recommend that all damaged duct work be repaired and/or replaced by a qualified HVAC contractor with remedy as necessary.



12.12 Picture 1



12.12 Picture 2



12.12 Picture 3



12.12 Picture 4

 12.13 Pest Control Issues in the Crawl Space
Comments:

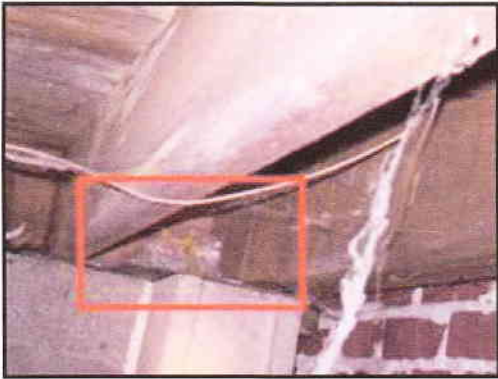
NM - A mouse nest was observed within the crawlspace, indicating past rodent activity. We recommend that the area be service by a qualified pest inspector with remedy as necessary.

NM - A shed snake skin was observed within the crawlspace, indicating past activity. We recommend that the area be service by a qualified pest inspector with remedy as necessary.

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12.13 Picture 1



12.13 Picture 2

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