

## 4 FOUNDATION - BASEMENT - CRAWL SPACE

Vented crawl spaces are destined to fail. Research and applied building science in the field demonstrate that a closed encapsulated crawl space system provides better moisture control and energy efficiency than a typical vented dirt crawl space. A majority of the air you breathe on your first floor comes from your crawl space which is bad news since a vented crawl space is perfect for breeding mold which can create a musty smell and release toxins that can affect your family's health. Sealing your crawl space creates a semi-conditioned dry space lowering energy costs and improving your indoor air quality.

### General Recommendations

- Inspect the inside of your crawl space once every 4 months to check for water intrusion.
- If a dehumidifier is present, ensure it is running and draining properly.
- If you have a vented crawl space, ensure all vents are secure to keep out animals.
- Perform a visual inspection of appliances such as furnace-air handler-water heater.
- Ensure 100% of the ground is covered with overlapped polythelyne to keep ground moisture to a minimum.

		Status
Foundation Type		Crawl Space
Fdn Waterproofing		Acceptable
Crawl Space Debris		High Debris
Sump Pump		No
Ground Covering		40% Coverage

	Data	Status
Crawl Space Type		Vented
Fdn Drainage		Acceptable
Moldlike Substance		Yes
Bsmnt Ceiling SF		
Crawl Space SF	2000	

### 4.1 Foundation Vents

All brick style foundation vents do not have pest screening installed at inside of vents. Recommend installing.



### 4.2 Ground Covering - Polyethylene

*Need Crawl Poly*: Recommend covering entire floor with 6 mil poly - at a minimum - to reduce ground moisture from entering crawl space and thereby entering home.



Recommend full crawl space encapsulation system to control moisture. Please contact me for a detailed conversation about options.



**4.6 Crawl Space Debris**

Crawl space will need to be cleaned prior to poly or encapsulated crawl space system.

**4.7 Mold-Like Substance**

There is a large amount of mold and/or mold like substance throughout the crawl space. It is critical to address the high moisture in the crawl space. Approximately 60% of the air in the downstairs conditioned area is from your crawl space. I recommend an encapsulation system to reduce moisture and improve indoor air quality.