

Crawl Space Inspection

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XXXXXXXX, Cary NC



Sealed Solution

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All pictures within are from this home

50% of your homes air comes from the crawl space

warm, humid air comes in through your foundation vents and gets trapped within the crawl space and then because your home is 72-78 degrees the warm air finds its way easily through your insulation and up through your floor. Now this warm moist air rises through your home as your AC tries to cool it and it then leaves out of your attic out the soffit vents.

Your AC works hard to cool this air to satisfy the thermostat in your home. Stopping warm air coming in through your floor saves the homeowner in new homes 15.8% on their energy bill in new homes ... more on older homes..

Stopping this air transfer also GREATLY increases your homes air quality.

[NC CASE STUDY](#)

The average 2200 sf home in America loses 2 Goodyear blimps of air each day because of this transfer of air through the crawl space.



This Effect is called [THE STACK EFFECT](#).



Ive never seen a home with oversized foundarion vents that had a crawl that wasnt upside down in moisture.

This crawlspace is the wettest existing home crawl space Ive been in.



It doesnt help having so much water next to the crawl door. As you see in the picture the darker cement foundation is on the right which might be a leak in the jaccuzzi. Might be. But thats ALOT of standing water.

This is the picture looking into the crawl from the door. That is 3-6 inches of standing water then mud in a 10 x 15 area. The plastic is floating on the water.



The 24 inch AC line is sitting in the pool of water by the door is totally soaked through and heavy.



Code now has all duct work to be hung no less than 12 inches from the ground for this reason.

Much of the insulation batting is hanging down SOAKING wet and a significant amount is already on the floor.





Water continues to pool in the center of the crawl ... there are some dry spots but very few.



The problem with so much humidity in a crawl space is that eventually it interferes with the AC system. The constant dewing and dripping from above wear down the duct lines. You'll notice that most of the duct lines metallic protective outer skin has been WATERED away.





Wood moisture content is **36.9 %**
Mold starts to grow over 17%



With so much humidity ... the biggest concern are the rotting of the sub floor and joists as the insulation hold the water and keeps it up against the wood.

I Tried getting a close up of the wet insulation. This picture shows how much water the majority of the insulation is retaining. The batting is soaked and weighs 5-10 times its normal weight.



With humid crawl spaces comes mold...mold leads to North Carolinas Camel Crickets ... which leave black poop pellets on all the wood not covered up by the insulation.



Mice love crickets and snakes love mice. An large opening in the foundation vents is a super highway for critters. And most snakes I've found are pretty close to an opening like this.





Holes in the middle of insulation shows traffic pattern of critters. Also insulation pushed aside near round holes shows how a snake will push insulation away to get closer to the critters. Poop on the floor also is a sign a critter is living there. These poops are larger so theres at least one good size critter down there.