CRAWLSPACE INACCESSIBLE
Crawlspace conditions which in the Inspector’s opinion posed a personal safety hazard limited examination of the crawlspace to only those home systems and their components visible from the access hatch. Some areas of the crawlspace were not visible from the access hatch. The Inspector specifically disclaims defective conditions in all areas not visible in the crawlspace from the access hatch at the time of the inspection and which are not listed in the area of this report pertaining to crawlspace conditions. The inspector recommends that inspection of the entire crawlspace by a qualified inspector be performed after conditions which provide reasonable, safe access to the entire crawlspace exist.

Conditions which may limit access include but are not limited to any of the following:

- Less than 24 inches of headroom.
- Excessive moisture in soil or on the floor.
- Unsafe structural conditions.
- Suspected biological contamination of the crawlspace.
- Suspected chemical contamination of the crawlspace.
- Presence of pests (insects, reptiles, mammals)
- Hazardous electrical conditions

The point at which conditions represent a safety hazard is decided upon solely by the Inspector, entry or refusal of entry being completely at the Inspector’s discretion.

EXPOSED DIRT FLOOR

*Soil cover (non-sealed edges)*
The floor of the crawlspace was covered with a plastic soil cover which consisted of sheet plastic spread across the floor of a crawlspace. Soil covers are installed to help minimize moisture evaporation into crawlspace air from the soil. Edges at overlaps and the crawlspace perimeter were not sealed.

*Soil cover (sealed edges)*
The floor of the crawlspace was covered with a plastic soil cover which consisted of sheet plastic spread across the floor of a crawlspace. Soil covers are installed to help minimize moisture evaporation into crawlspace air from the soil. Edges were sealed at overlaps and at the perimeter, which is typically done to help lower radon levels.

*No soil cover*
No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help reduce the chances for mold growth.
EFFLORESCENCE

Efflorescence (white powdery deposits) visible on the inside surfaces of the foundation walls in the crawlspace is an indication of moisture intrusion. Moisture intrusion can affect the ability of the soil beneath the foundation to carry the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage home materials and encourage the growth of microbes such as mold. Efforts should be made to identify the source of the moisture and correct this condition to help avoid future damage from moisture intrusion.

Efflorescence visible (negative grade)
Efflorescence (white powdery deposits) visible on the inside surfaces of the foundation walls in the crawlspace is an indication of moisture intrusion. Moisture intrusion can affect the ability of the soil beneath the foundation to carry the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage home materials and encourage the growth of microbes such as mold. This condition appeared to be related to neutral or negative grade located to the exterior of the affected portions of the foundation walls. The Inspector recommends correction of any neutral or negative grade around the home. Grade should slope away from the home for a minimum distance of 6 feet from the foundation.

Foundation wall stains (past)
Stains visible on the interior surfaces of the foundation wall in the crawlspace appeared to be the result of past moisture intrusion. Moisture intrusion can result in damage to the home structure or materials and may result in conditions which encourage the growth of microbes such as mold. The moisture meter showed no elevated levels of moisture in the foundation wall at the time of the inspection. You should monitor this area for future signs of moisture intrusion in an effort to identify and correct any source of moisture.

STAINS

Foundation wall stains (recent)
Stains visible on the interior surfaces of the foundation wall in the crawlspace appeared to be the result of recent moisture intrusion. Moisture intrusion can result in damage to the
home structure or materials and may result in conditions which encourage the growth of microbes such as mold.
The moisture meter showed elevated levels of moisture present in the foundation walls at the time of the inspection. The source of moisture should be identified and corrected to avoid future damage from moisture intrusion.

*Foundation wall stains (active)-soils engineer*
Stains visible on the interior surfaces of the foundation wall in the crawlspace appeared to be the result of active moisture intrusion. The moisture meter showed elevated levels of moisture present in the foundation walls at the time of the inspection. Moisture intrusion can result in damage to the home structure or materials and may result in conditions which encourage the growth of microbes such as mold. Consider consulting with a soils engineer to identify the source of the moisture intrusion and correct this condition.

**VISIBLE MOISTURE**

*Wet soil visible*
Soil in the crawlspace was damp or wet. This condition may be the result of rising ground water or may result from surface runoff seeping under and/or through the foundation walls. You should ask the seller for any information they can provide about this condition.
Moisture intrusion can affect the ability of the soil beneath the foundation to carry the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage home materials and encourage the growth of microbes such as mold.
The Inspector recommends taking action to identify the source of the moisture intrusion and correct the condition.

*Pooled water*
Water pooled in the crawlspace at the time of the inspection may damage the foundation or home structure by encouraging soil movement or affecting the ability of the soil to carry the weight of the structure above.
This condition may result from surface runoff seeping under and/or through the foundation walls, but can also be caused by rising groundwater and you should discuss this condition with the seller.
Moisture intrusion can affect the ability of the soil beneath the foundation to carry the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage home materials and encourage the growth of microbes such as mold fungi.
The Inspector recommends consulting with a soils engineer to identify the source of the moisture intrusion and correct the condition.
Stains indicate pooling water
The Inspector found stains on the crawlspace floor indicating that significant amounts of water pooling have occurred in the past. Pooling water may damage the home foundation or structure by saturating soil beneath the foundation. This condition may result from surface runoff seeping under and/or through the foundation walls, but can also be caused by rising groundwater and you should discuss this condition with the seller. Moisture intrusion can affect the ability of the soil beneath the foundation to carry the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage home materials and encourage the growth of microbes such as mold.
Although the Inspector saw no damage at the time of the inspection which in the Inspector’s experience could be attributed to this condition, the Inspector recommends taking action to identify the source of the moisture intrusion and correct the condition to prevent future damage.

UNDERMINING
Undermining (no found. damage visible)
Gaps visible beneath foundation walls in the crawlspace indicate that foundation undermining has occurred. Undermining occurs when flowing water erodes soil from beneath a foundation. This is a structural problem because foundations are designed to transfer the weight of the structure above to the soil. Without the support of soil, the foundation is exposed to structural loads for which it was not designed and it can fail. Moisture intrusion can also encourage the growth of microbes such as mold.
Although the Inspector saw no damage at the time of the inspection which in the Inspector’s experience could be attributed to this condition, the Inspector recommends taking action to identify the source of the moisture intrusion and correct the condition to prevent future damage.

Undermining (no found. damage visible)-negative grade
Gaps visible beneath foundation walls in the crawlspace indicate undermining has occurred. Undermining occurs when flowing water erodes soil from beneath a foundation. This is a structural problem because foundations are designed to transfer the weight of the structure above to the soil. Without the support of soil, the foundation is exposed to loads for which it was not designed and can fail. Moisture intrusion can also encourage the growth of microbes such as mold.
Although no foundation damage was visible in these areas at the time of the inspection, the Inspector recommends correction to avoid future foundation damage. This condition appeared to be related to neutral or negative grade located to the exterior of affected portions of the foundation walls.
Sample Narratives

The Inspector recommends correction of any neutral or negative grade around the home to prevent future damage. Grade should slope away from the home for a minimum distance of 6 feet from the foundation.

**Undermining (found. damage visible)**
Gaps visible beneath foundation walls in the crawlspace indicate undermining has occurred. Undermining occurs when flowing water erodes soil from beneath a foundation. This is a structural problem because foundations are designed to transfer the weight of the structure above to the soil. Without the support of soil, the foundation is exposed to structural loads for which it was not designed and can fail. The Inspector recommends identifying the source of the moisture and correcting it. Moisture intrusion can also encourage the growth of microbes such as mold fungi. Cracking in the foundation in this area was consistent with damage typically caused by inadequate foundation support. You should consult with a qualified foundation repair contractor before the expiration of your Inspection Objection Deadline to gain an understanding of options and costs for correction.

**Undermining (found. damage visible)**
Gaps visible beneath foundation walls in the crawlspace indicate that undermining has occurred. Undermining occurs when flowing water erodes soil from beneath a foundation. This is a structural problem because foundations are designed to transfer the weight of the structure above to the soil. Without the support of soil, the foundation is exposed to structural loads for which it was not designed and can fail. Moisture intrusion can also encourage the growth of microbes such as mold fungi. Cracking in the foundation in this area was consistent with damage typically caused by inadequate foundation support. Undermining appeared to be related to neutral or negative grade located to the exterior of affected portions of the foundation walls. The Inspector recommends correction of any neutral or negative grade around the home. Grade should slope away from the home for a minimum distance of 6 feet from the foundation. Before the expiration of your Inspection Objection Deadline, you should consult with a qualified foundation repair contractor to gain an idea of the extent of existing damage and to develop an idea of options and costs for stabilization or correction.

**Damage beneath slider (recent)**
Wood framing visible in the crawlspace beneath the sliding glass door had evidence of moisture intrusion. The moisture meter indicated elevated levels of moisture indicating recent leakage.
Action should be taken to seal the wall penetration around the sliding glass door to prevent future moisture damage.

*Damage beneath slider (past)*
Wood framing visible in the crawlspace beneath the sliding glass door had evidence of moisture intrusion. The moisture meter indicated no elevated levels of moisture indicating recent leakage. This may indicate that the source of moisture has been corrected or may result from a lack of recent precipitation.
Action should be taken to ensure proper sealing of the wall penetration around the sliding glass door to prevent future moisture damage.

**ODOR**

*Odor (unable to locate source)*
The crawlspace had an odor typically associated with elevated moisture levels. The Inspector was unable to locate any source of leakage or other source of excessive moisture. Odors similar to those noticeable in the crawlspace at the time of the inspection can be caused by mold fungi or soil-borne bacteria.
If the odor persists, consider consulting with a qualified industrial hygienist to determine the source of the odor and gain an idea of options and costs for correction.

**FLOOR FRAMING GENERAL CONDITION**

*Non-professional framing*
Floor framing visible in the crawlspace appeared to have been installed or altered by persons lacking the necessary skills or unfamiliar with good building practices.

*Uneven floor framing (historic home) -qualified contractor*
The home, built in approximately ___ had uneven floor framing not unusual in a home of this age, of this quality, located in this area. Some unevenness may have been created at the time of original construction by the use of poor construction methods. Some may have been the result of failure of building materials due to the quality of the materials available, the ways in which they were used in building construction or conditions to which they were exposed over time. At the time of the inspection, determining the actual condition of the floor framing would have required examination of the floor structure to an extent easily exceeding the scope of the General Home Inspection.
Although efforts to support sagging joists were visible in the crawlspace area of the home, efforts were not uniform throughout the floor structure and some work was not performed to a high level of quality.
The floor structure appeared to be basically stable, with some areas more stable than others. The inspector recommends additional inspection of the floor framing be performed by a qualified contractor to more closely determine the actual condition of the floor structure and to provide an idea of options and costs for any needed work.

*Uneven floor framing (historic home) - structural engineer*

The home, built in approximately ___ had uneven floor framing not unusual in a home of this age, of this quality, located in this area. Some unevenness may have been created at the time of original construction by the use of poor construction methods. Some may have been the result of failure of building materials due to the quality of the materials available, the ways in which they were used in building construction or conditions to which they were exposed over time. At the time of the inspection, determining the actual condition of the floor framing would have required examination of the floor structure to an extent easily exceeding the scope of the General Home Inspection. Although efforts to support sagging joists were visible in the crawlspace area of the home, efforts were not uniform throughout the floor structure and some work was not performed to a high level of quality. The floor structure appeared to be basically stable, with some areas more stable than others. The inspector recommends additional inspection of the floor framing be performed by a structural engineer to more closely determine the actual condition of the floor structure and to develop an idea of options for any needed corrections.

**JOIST CONDITION**

*Sagging joists (inadequate design)*

Visible sagging of floor joists in the crawlspace appeared to be the result of inadequate engineering design (over-spanning or under-sizing of the joists). Consider consulting a qualified contractor to determine the cost of correcting this condition.

*Shored floor joists (poor quality)*

Shoring of floor joists visible in the crawlspace appeared to have been installed by persons lacking in knowledge of good building practice. This type of work, typically an effort to support sagging floor joists, is not an uncommon condition in homes of this age, of this quality, built in this area.

*Cut or broken framing*
Cut or broken floor joists visible in the crawlspace should be repaired to prevent damage to the floor system they are designed to support. The Inspector recommends correction by a qualified contractor.

*Engineered joists improperly cut*
Engineered floor joists visible in the crawlspace had been improperly cut, compromising their structural integrity. The Inspector recommends correction by a qualified contractor.

*Improper connections (engineered joists)*
Engineered joists visible in the crawlspace appeared to be inadequately connected. Engineered lumber has specific connection and fastening requirements and failure to adhere to these requirements may seriously affect the structural integrity of the home. The Inspector recommends correction by a qualified contractor.

*Improper notching (conventional joists)*
Improper notching has weakened joists visible in the crawlspace. The Inspector recommends correction by a qualified contractor.

*Improper notching (conventional joists-requirements)*
Improper notching has weakened joists visible in the crawlspace. The Inspector recommends correction by a qualified contractor. Safe building requirements are as follows:

1. Notches in solid lumber joists, rafters and beams…
   a. shall not exceed one-sixth of the depth of the member,
   b. shall not be longer than one-third of the depth of the member and shall not be located in the middle one-third of the span.
2. Notches at the ends of the member shall not exceed one-fourth the depth of the member.
3. The tension side of members 4 inches or greater in nominal thickness shall not be notched except at the ends of the members.
4. The diameter of holes bored or cut into members shall not exceed one-third the depth of the member.
5. Holes shall not be closer than 2 inches to the top or bottom of the member, or to any other hole located in the member.
6. Where the member is also notched, the hole shall not be closer than 2 inches to the notch.

*Inadequate bearing*
Some floor joists visible in the crawlspace had inadequate bearing at their ends. Good building practice dictates that joists have a minimum of 1½ inches of bearing where they rest upon supporting structures. The Inspector recommends correction by a qualified contractor.

**Inadequate bearing (wood bearing)**
Floor joists or girders visible in the crawlspace bearing on wood had inadequate bearing at their ends. Generally-accepted current standards dictate that joists have a minimum of 1½ inches of bearing where they rest upon supporting structures. The Inspector recommends correction by a qualified contractor.

**Inadequate bearing (masonry bearing)**
Floor joists or girders visible in the crawlspace bearing on masonry or concrete had inadequate bearing at their ends. Generally-accepted current standards dictate that joists or girders with this type of bearing have a minimum of 3 inches of bearing where they rest upon supporting structures unless additional adequate support is provided. The Inspector recommends correction by a qualified contractor.

**Inadequate bearing (girder)**
A girder visible in the crawlspace had inadequate bearing at its ends. Good building practice dictates that girders have a minimum of 3 inches of bearing where they rest upon supporting structures. The Inspector recommends correction by a qualified contractor.

**Inadequate overlap (blocks)**
Floor joists visible in the crawlspace had inadequate overlap above a support. Generally-accepted current standards require a minimum overlap of 3 inches. This condition indicates that floor framing may have been performed by persons not familiar with generally-accepted current standards. The Inspector recommends that blocking be installed between lapped joists by a qualified contractor.

**Inadequate overlap (contractor evaluation & correction)**
Floor joists visible in the crawlspace had inadequate overlap above a support. Generally-accepted current standards require a minimum overlap of 3 inches. This condition indicates that floor framing may have been performed by persons not familiar with generally-accepted current standards. The Inspector recommends evaluation and correction by a qualified contractor.
InterNACHI

“Advanced Inspection of Crawlspace” for home inspectors
http://www.nachi.org/crawlspace-inspection-video-course.htm

Sample Narratives

No anti-rotational device
Floor joists in the crawlspace larger than 2x12 did not have anti-rotational devices such as blocks or bridging installed as is typically required by generally-accepted current standards.
The Inspector recommends correction by a qualified contractor.

DECAY
Untreated sill plate (no problem)
The exterior wall sill plate visible in the crawlspace was not of wood pressure-treated to resist wood decay or of a type of wood species which has a natural resistance to wood decay. This sill plate will be more vulnerable to wood decay than pressure-treated wood typically used in contact with concrete. No decay was visible at the time of the inspection.

Untreated sill plate (some decay- OK)
The exterior wall sill plate visible in the crawlspace was not pressure-treated to resist wood decay or of a type of wood species which has a natural resistance to wood decay. This sill plate will be more vulnerable to wood decay than pressure-treated wood typically used in this situation.
Probing revealed localized areas of advanced wood decay which did not appear to be affecting the structural integrity of the home at the time of the inspection. Efforts should be made to keep moisture away from this area to prevent future decay.

Untreated sill plate (widespread decay- evaluate)
The exterior wall sill plate visible in the crawlspace was not pressure-treated to resist wood decay or of a type of wood species which has a natural resistance to wood decay (rot).
Probing revealed widespread advanced wood decay which may affect the structural integrity of the home.
The Inspector recommends that an evaluation and any necessary corrections or repairs be performed by a qualified contractor.

Less than 18” clearance
Joists in the crawlspace had less than the 18-inch clearance from soil recommended by good building practice. Excessively damp conditions in the crawlspace may result in weakening of the joists from decay (rot).
You should be diligent in preventing moisture intrusion of the crawlspace to avoid expensive repairs.

Girder less than 12” clearance
A girder in the crawlspace had less than the 12-inch clearance from soil recommended by good building practice. The Inspector recommends that action be taken to provide proper clearance.

**Soil contact**
Untreated wood framing in the crawlspace was in direct contact with soil. If wood moisture levels should rise to approximately 20% moisture content or greater, this wood will decay (rot). The Inspector recommends that action be taken to provide proper clearance.

**Inadequate beam pocket clearance - girder**
The ends of wood girders resting in beam pockets in masonry foundation walls had less than the ½-inch clearance at the top, sides and end recommended by good building practice. Efforts should be made to keep the crawlspace dry. These efforts typically include installation of a sealed plastic soil cover and in non-humid climates, ventilation of the crawlspace.

**MICROBIAL GROWTH**

*Microbial growth (no elevated moisture)*
Floor joists in the crawlspace had areas covered with a substance resembling mold. Mold can only be positively identified through sampling and analysis by qualified personnel. The moisture meter showed no elevated levels of moisture present in floor joists at the time of the inspection. This area should be monitored in the future for signs of moisture intrusion.

*Microbial growth (elevated moisture)*
Floor joists in the crawlspace had areas covered with a substance resembling mold. Mold decay fungi can compromise the structural integrity of wood framing members such as joists. Joists appeared to retain adequate residual strength at the time of the inspection. The moisture meter showed elevated levels of moisture present in floor joists at the time of the inspection. This condition often indicates moisture intrusion or a significant plumbing leak. The Inspector recommends that you employ a qualified contractor to locate and correct the source of moisture intrusion.
You should also consider having mold sampling performed to determine whether mold spores are present in unacceptably high (unhealthy) concentrations in indoor air.

*Widespread mold*
Floor joists in the crawlspace were covered over large areas with a substance resembling mold. Mold can only be positively identified through sampling and analysis by qualified personnel. Mold decay fungi can compromise the structural integrity of wood framing members such as joists and its presence indicates moisture intrusion or a significant plumbing leak. Joists appeared to retain adequate residual strength at the time of the inspection. The Inspector recommends that the source of moisture be identified and corrected and evaluation of the extent of the problem be performed by a contractor specializing in mold cleanup and remediation.

*Post decay*
Posts supporting the ledger in the crawlspace exhibited visible advanced wood decay where they rested on the footing. Without correction, decay will eventually weaken these support posts to the point at which they will no longer support the structural loads they were designed to carry and they will fail. The Inspector recommends evaluation and correction by a qualified contractor.

*Non-professional shoring (older home)*
Shoring designed to support sagging floor joists in the crawlspace appeared to have been installed by persons lacking in knowledge of good building practice. Although this shoring may not last as long as professionally-installed shoring, it appeared to be adequately supporting the floor at the time of the inspection. This condition is not uncommon in homes of this age, of this quality, built in this area.

*Non-professional shoring (needs correction)*
Shoring designed to support sagging floor joists in the crawlspace appeared to have been installed by persons lacking in knowledge of good building practice. This shoring should be replaced by proper shoring to prevent sagging and possible damage to the floor structure.

*Poor workmanship*
Supporting girders visible in the crawlspace exhibited showed evidence of poor workmanship. Consider consulting with a qualified contractor before the expiration of your Inspection Objection Deadline to gain an understanding of options and costs for correction.
GRADE BEAM

*Grade beam uneven (uneven structure)*

The top of a poured concrete grade beam visible in the crawlspace was not flat or level. This condition has created unevenness in the home structure above. Consider evaluation by a qualified contractor to gain an understanding of the extent of the problem and the options and costs for correction.

*Grade beam uneven (uneven structure stable)*

The top of a poured concrete grade beam visible in the crawlspace was not flat or level. This condition has created unevenness in the home structure above. The affected areas appeared to be structurally stable. Correction may not be cost effective. This is an example of poor quality work.

*Grade beam uneven (structure OK)*

The top of the poured concrete grade beam visible in the crawlspace was not flat or level. Although the Inspector saw no problems at the time of the inspection which appeared to be related to this condition, it is an example of poor quality work.

FLOOR SHEATHING CONDITION

*Moisture damage (recent leakage)*

Damage to the floor sheathing visible in the crawlspace appeared to have been caused by leakage of plumbing fixtures. The moisture meter showed elevated levels of moisture present in the sheathing at the time of the inspection indicating that the leakage was recent. The source of this moisture should be determined and the condition corrected to prevent continuing damage.

*Moisture damage (past leakage)*

Damage to the floor sheathing visible in the crawlspace appeared to have been caused by leakage of plumbing fixtures. The moisture meter showed no elevated levels of moisture present in floor sheathing at the time of the inspection and it appeared that the source of the damage had been corrected. You should ask the seller about this condition.

*Moisture damage (no elevated moisture levels)- unoccupied home*

Damage to the floor sheathing visible in the crawlspace appeared to have been caused by leakage of plumbing fixtures. The moisture meter showed no elevated levels of moisture present in floor sheathing at the time of the inspection, however because the home has not
been occupied for an extended period or because it has been seasonally dry recently, it is possible that the source of the moisture has not been corrected. Further efforts to determine the status of the damage lie beyond the scope of the General Home Inspection and you should monitor this area in the future for signs of new moisture intrusion. You may also wish to consult with a specialist before the expiration of your Inspection Objection Deadline to determine the source of the damage and its status.

**Microbial growth (elevated moisture)**
Floor sheathing in the crawlspace had areas covered with a substance resembling mold. Mold can be positively identified only through sampling and analysis by qualified personnel. This condition often indicates moisture intrusion. Moisture intrusion can damage materials and encourage the growth of microbes such as mold. The moisture meter showed elevated levels of moisture present in floor sheathing at the time of the inspection. Consider having a moisture inspection performed to locate and correct the source of moisture. You may also consider having mold sampling performed to determine whether mold spores are present in unusually high concentration levels in indoor air.

**MOISTURE INTRUSION**

**Efflorescence visible**
Efflorescence (white powdery deposits) visible on the inside surfaces of the foundation walls in the crawlspace is an indication of moisture intrusion. Moisture intrusion can affect the ability of the soil beneath the foundation to carry the weight of the structure above and may cause structural damage from soil movement. It can also damage materials and encourage the growth of microbes such as mold.

**Foundation wall (recent)**
Stains visible on the interior surfaces of the foundation wall in the crawlspace appear to be the result of recent moisture intrusion. The moisture meter showed elevated levels of moisture present in the foundation walls at the time of the inspection. The source of moisture should be located and corrected to avoid future moisture intrusion. Moisture intrusion can damage materials and encourage the growth of microbes such as mold.

**Wet soil visible**
Soil in the crawlspace was damp or wet. This condition may be the result of rising ground water or may result from surface runoff seeping under and/or through the foundation walls.
Moisture intrusion can damage materials and encourage the growth of microbes such as mold fungi.
You should ask the seller for any information they can provide about this condition.

**Pooled water**
Water was pooled in the crawlspace at the time of the inspection
This condition may have an adverse effect on the foundation by encouraging soil movement or affecting the ability of the soil to support the weight of the structure above.
It can damage materials and encourage the growth of microbes such as mold fungi.
Pooling may be the result of surface runoff seeping under and/or through the foundation walls, but can also be caused by rising groundwater.
The Inspector recommends that actions be taken to prevent this condition from developing in the future.

**DUCTS IN CRAWLSPACE**

*Ducts in unheated space*
Air supply ducts installed in the unheated crawlspace were not insulated at the time of the inspection. Ducts routed through unheated space which are not insulated can lose 25% to 40% of their energy. This means 25 cents to 40 cents of every dollar spent on heating may be wasted.
The Inspector recommends insulating supply ducts to save on heating costs.

*Ducts not sealed*
Air supply ducts were installed in the crawlspace were not sealed at the time of the inspection. The Inspector recommends sealing all accessible ducts with mastic to improve heating system efficiency.

*Disconnected at register(s)*
A heating or cooling supply duct was disconnected from a register at the ___ and should be reconnected to supply heat to the affected living space.

*Disconnected at register(s)*
A heating or cooling supply duct was disconnected from the furnace and should be reconnected to supply heat to the affected living space.

*Separated ducts*
Sample Narratives

A separated duct visible in the crawlspace at the time of the inspection should be re-connected to supply heat to the affected living space.

Disconnected duct (freeze prevention, make correction)
A duct disconnected in the crawlspace may have been disconnected intentionally to prevent plumbing pipes from freezing. This may deprive a room in the house of a heat supply. Consider consulting with an HVAC contractor about making other provisions for maintaining the crawlspace at a temperature above the freezing point without depriving rooms in the home of heat.

Disconnected duct (freeze prevention, OK)
A duct disconnected in the crawlspace appeared to have been disconnected intentionally to prevent plumbing pipes from freezing. This condition has not deprived any rooms in the home of a heat supply and appeared to be effective at the time of the inspection.

INSULATION

No insulation
No insulation was installed in the crawlspace.
The best approach to insulating crawlspaces has recently been the subject of controversy. It is generally agreed that an insulation design which works well in one climate may perform poorly in another. The Inspector recommends that the crawlspace be insulated according to recommendations for the climate zone in which the home is located.

Crawlspace Insulation recommendations
The best approach to insulating crawlspaces has recently been the subject of controversy. It is generally agreed that an insulation design which works well in one climate may perform poorly in another. The Inspector recommends that the crawlspace be insulated according to recommendations for the climate zone in which the home is located.

CRAWLSPACE VENTING

Operable vents
The crawlspace was equipped with operable vents which should be closed during cold weather to prevent pipes in the crawlspace from freezing and to save on heating costs. Vents should be opened during warm weather to allow natural air movement to carry away moisture evaporating from the soil.
Venting recommendations
The best approach to venting crawlspaces has recently been the subject of controversy. It is generally agreed that a ventilation design which works well in one climate may perform poorly in another. The Inspector recommends that the crawlspace should be ventilated according to recommendations for the climate zone in which the home is located.

PEST EVIDENCE
Severe rodent sign
The crawlspace had numerous signs of rodent activity including extensive feces, torn insulation and/or evidence of nest-building activity. An effort should be made to seal the crawlspace from animal entry and you may wish to consult with a pest control service or set traps. Diseases spread through animal urine and feces can include hantavirus, raccoon roundworm encephalitis and more, some of which can be serious or fatal.

Chewing visible
Signs of animal chewing were visible in the crawlspace. Chewing of electrical wiring is a potential fire hazard. After ensuring that no animals are in the crawlspace, you should close off all avenues of entry.

Wasp nests
Wasp nests visible at the time of the inspection indicate that the home has experienced a seasonal infestation of wasps. The Inspector recommends removal of the nests and sealing of any areas which allow insect entry.