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Inspection Picture of the Month:

Crawlspace Surprise... Many of the newer homes in Colorado have Pier style foundations, with engineered floors where a lower crawlspace is present underneath the basement floor. Ventilation of these lower crawlspaces is critical. A humidistat venting system is usually installed, and a plastic sheet vapor barrier should be installed over the soil.

When that vapor barrier is missing, exposing the soil, and then the ventilation fan happens to fail, surprising things can happen...



Here are pictures from a crawlspace recently discovered, where the ventilation fan had died, and there was no vapor barrier over the soil. The homeowner was complaining of health and respiratory issues. Mold was present throughout the crawlspace, and the fan was not running.



Mold is never fun to discover or deal with during a real-estate transaction. Homeowners should check the operation of the ventilation system in this type of home, and when possible, a plastic sheet vapor barrier should be installed over the soil, in the event the fan does fail.