



# COMMON CONCERNS HOME INSPECTIONS

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## CRAWLSPACE ASSESSMENT COPY

1234 Sample CrawlSpace Assessment  
Puyallup WA 98373

Sample Client  
JUNE 25, 2019



Inspector

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# SUMMARY

- ⊖ 3.1.1 Ground - Ground: Incomplete Vapor Barrier
- ⊖ 3.1.2 Ground - Ground: Conducive Debris
- ⊖ 4.2.1 Foundation - Ventilation: Insufficient
- ⊖ 5.1.1 Supports - Floor Supports: Insufficiently Secured
- ⊖ 5.1.2 Supports - Floor Supports: Insufficiently Supported
- ⊖ 6.1.1 Insulation - Floor: Under-floor Insulation: Missing
- ⊖ 6.2.1 Insulation - Pipe: Water Pipe Insulation: Incomplete
- ⊖ 6.3.1 Insulation - Ducting: Ducting Insulation: Insufficient
- ⊖ 7.2.1 Plumbing - Drain: Leaking Drain Pipes
- ⊖ 7.2.2 Plumbing - Drain: Poorly Sloped/Supported

## 1: ASSESSMENT

### Information

Not a Home Inspection

This CrawlSpace Assessment was not a home inspection or a commercial property inspection. When performing this assessment, we did not follow any state laws or other standards of practice pertaining to home inspections; as we did not perform a home inspection. You may hire us to perform a home inspection by signing a separate agreement with us.

- We did not test for the presence of radon, a harmful gas.
- We did not test for mold.
- We did not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, water potability, or other environmental hazards or violations.

We performed a visual only assessment of the crawl space or underside of the home/building. Photographs will not be presented in this report unless specifically agreed upon in advance. The intention of this report is to provide you with a simple list of the items or components assessed and their perceived condition during the assessment of the crawl space. Licensed and qualified professionals should be consulting with for any repairs or further evaluation. They may find additional issues that were not observed during our assessment. Our comments should be considered nothing more than a subjective summary of our initial observations during the assessment of the crawl space.

2: ACCESS

Information

Entrance: Cover  
Present

3: GROUND

Information

Ground: Vapor Barrier	Ground: Conductive Debris	Ground: Standing Water
Insufficient	Observed	Not Observed

Observations

3.1.1 Ground  
INCOMPLETE VAPOR BARRIER

A vapor barrier was not installed or was insufficiently covering the ground. The purpose of the vapor barrier is to prevent moisture from migrating from an area of higher moisture density to an area of lower moisture density. A vapor barrier that is not completely covering the ground could result in condensation when the warmer and moister air comes in contact with a cooler area or surface.

Recommendation  
Contact a handyman or DIY project



3.1.2 Ground

CONDUCTIVE DEBRIS

Conductive debris was observed in the crawl space. Cellulose or noncellulose material that provides no structural support but can be a source of food or provide habitat for wood destroying insects and rodents. This definition includes, but is not limited to, tree roots, stumps, formboards, scrap wood, paper, wood product, paper product, or other natural or manufactured products.

Recommendation

Contact a handyman or DIY project



4: FOUNDATION

Information

Cracks: Cracks  
None Observed

Ventilation: Ventilation  
Insufficient

## Observations

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### 4.2.1 Ventilation

#### **INSUFFICIENT**

The foundation ventilation appeared to be insufficient. To help prevent moisture damage to various components, the crawl space must be properly vented to allow for good airflow. Failure to provide adequate ventilation may result in deterioration and moisture damage.

#### Recommendation

Contact a qualified professional.

## 5: SUPPORTS

## Information

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### **Floor Supports: Columns**

Not Secured

## Observations

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### 5.1.1 Floor Supports

#### **INSUFFICIENTLY SECURED**

#### THROUGHOUT

The floor supports were either not secured to both their footings and the floor structure or were insufficiently secured. Supports should be secured to the supported member to prevent lateral movement of the column and to resist wind uplift or seismic events.

#### Recommendation

Contact a qualified general contractor.





5.1.2 Floor Supports

INSUFFICIENTLY SUPPORTED

UNDER KITCHEN AREA

An insufficiently supported beam was observed. Structural beams are crucial to providing proper transfer of floor and wall loads to components such as the foundation, load-bearing walls, and support columns or posts. Beams not supported properly can result in sloping floors and other structural issues with the floor system. Further evaluation is required.

Recommendation  
Contact a qualified professional.



6: INSULATION

Information

<b>Floor: Under-floor Insulation</b> Not Present	<b>Floor: Apparent Condition</b> Missing	<b>Pipe: Pipe Insulation</b> Not Present
<b>Ducting: Ducting Insulation</b> Present, Insufficient		

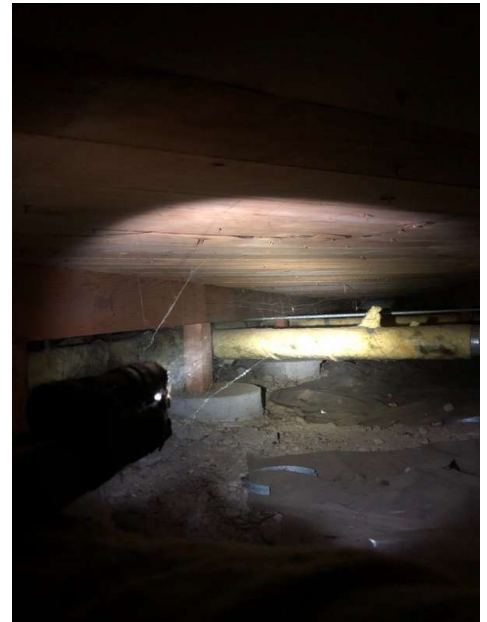
Observations

6.1.1 Floor

UNDER-FLOOR INSULATION: MISSING

Under-floor insulation was missing throughout the crawl space. Insulation under the floor is installed to help maintain the desired temperature within the home. Missing insulation will result in greater than intended heat loss or gain.

Recommendation  
Contact a qualified insulation contractor.



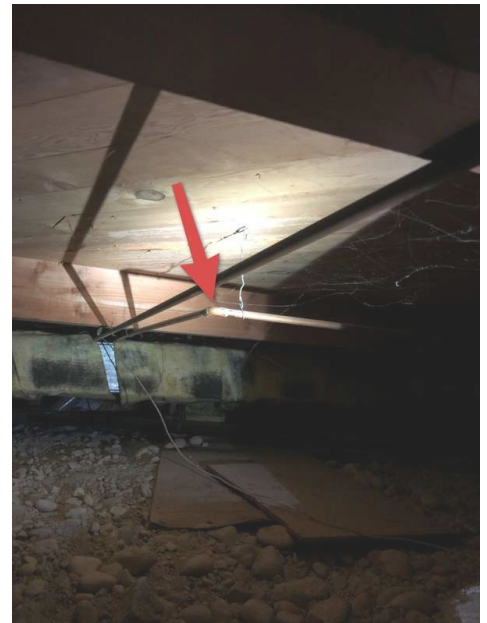
#### 6.2.1 Pipe

### **WATER PIPE INSULATION: INCOMPLETE THROUGHOUT**

Water supply pipe insulation was missing or incomplete. Insufficient insulation coverage will result in greater than intended heat loss or gain, and possibly result in condensation issues in the affected area. Freezing temperatures can cause cold, uninsulated pipes to burst under certain conditions.

#### Recommendation

Contact a handyman or DIY project



#### 6.3.1 Ducting

### **DUCTING INSULATION: INSUFFICIENT**

HVAC ducts were missing insulation or were observed inadequately insulated. Missing or inadequate insulation contributes to system inefficiencies and increases the expense of heating or cooling

#### Recommendation

Contact a qualified HVAC professional.



## 7: PLUMBING

### Information

**Supply: Supply Pipes**  
Leaks Not Observed

**Drain: Drain Pipes**  
Leaks Observed

### Observations

#### 7.2.1 Drain

#### LEAKING DRAIN PIPES

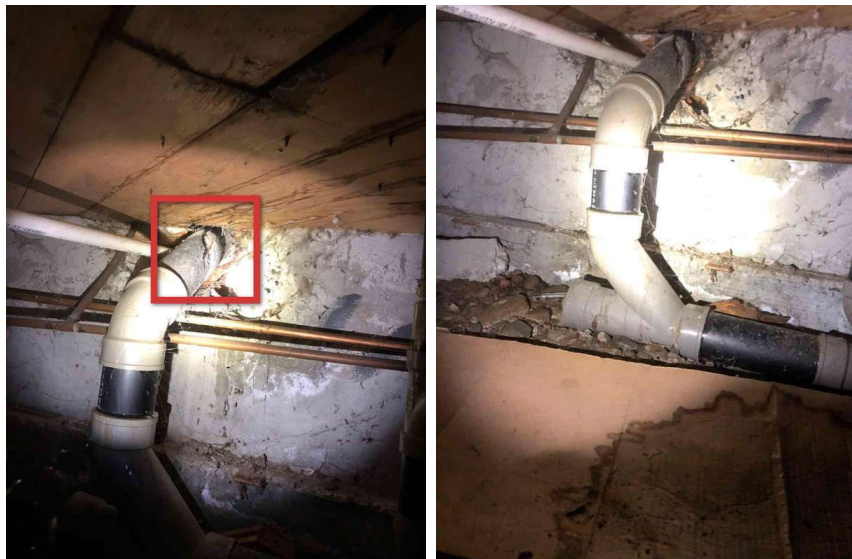
##### UNDER MASTER BATH AREA

Leaking was observed from the drain pipes in the crawl space. Leaks in water pipes can lead to moisture damage to surrounding components and can result in expensive repairs. Left uncorrected, minor leaks can permit mold and rot to occur which can have significant effects on the health of the home's occupants and the integrity of the structure.

##### Recommendation

Contact a qualified plumbing contractor.





### 7.2.2 Drain

#### **POORLY SLOPED/SUPPORTED**

##### UNDER KITCHEN AREA

Some waste pipes were poorly supported or had an improper slope. Waste pipes that are not sloped or supported properly can result in slow draining of wastewater or backups.

##### Recommendation

Contact a qualified plumbing contractor.



## 8: ELECTRICAL

### Information

#### **Wiring: Safety Hazards**

Not Observed

## 9: DUCTING

### Information

<b>HVAC Ducts: HVAC Ducting</b> Connected	<b>Exhaust Ducts: Exhaust Ducting</b> None Observed
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## 10: PESTS

### Information

<b>Rodents: Evidence of Rodents</b> Not Observed	<b>Wood Destroying Insects: Evidence of WDI</b> Not Observed
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