Crawl Space Inspection Checklist: Moisture Structure and Vents

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Property

INSPECTION DATE

INSPECTED BY

PROPERTY ADDRESS

OCCUPANCY

CRAWL MOISTURE SYSTEM

GROUND SURFACE

CRAWL ACCESS LOCATION

ACCESS METHOD

APPROXIMATE UNDER-FLOOR AREA (SQ FT)

WEATHER DURING THE WALK

☐ Owner or agent present

Access and entry

Item	OK	Defect	N/A	Notes
Crawl access opening present and not blocked	☐	☐	☐	
Opening size recorded; floor or wall minimum checked if you measured	☐	☐	☐	
Below-grade wall access has an areaway, with the bottom below the threshold	☐	☐	☐	
Exterior wall access is not located under a door to the residence	☐	☐	☐	
Hatch or door usable: opens, latches, and is not badly decayed or rusted through	☐	☐	☐	
Crawl entered, or the reason for viewing from the opening only is recorded	☐	☐	☐	
Access provided to each separate under-floor bay you could reach	☐	☐	☐	

Moisture and vapor barrier

Item	OK	Defect	N/A	Notes
No standing water, active seepage, or wet soil in the crawl	☐	☐	☐	
No signs that groundwater or trapped surface water sits near the crawl floor	☐	☐	☐	
Dirt floor has a ground cover (plastic or Class I vapor retarder) if the earth is exposed	☐	☐	☐	
Ground cover reaches most of the exposed earth you could see	☐	☐	☐	
Cover not torn, pulled off piers, or left in a pile	☐	☐	☐	
Edges turned up at stem walls and piers; seam laps noted, not failed on one number	☐	☐	☐	
No ponded water sitting on top of the vapor cover	☐	☐	☐	

No widespread condensation, wet insulation, or musty decay on the floor underside	☐	☐	☐	

Vents and sealed-space air

Item	OK	Defect	N/A	Notes
Moisture system matches what you marked in Property (vented or unvented)	☐	☐	☐	
Foundation vents present, open to the crawl, and not buried or blocked	☐	☐	☐	
Vents near corners or placed for cross-ventilation, if you could see the layout	☐	☐	☐	
Net vent area not judged unless you measured it	☐	☐	☐	
Vent screens or covers in place; openings not larger than 1/4 inch if you can see them	☐	☐	☐	
Unvented crawl has a working exhaust, supply-air, or dehumidifier path if that is the system	☐	☐	☐	
Bathroom, kitchen, or dryer exhaust does not terminate in the crawl	☐	☐	☐	

Under-floor structure

Item	OK	Defect	N/A	Notes
Joists and the underside of the subfloor: no heavy decay, collapse, or missing members	☐	☐	☐	
Beams and girders bearing at ends and not heavily decayed or split	☐	☐	☐	
Piers, posts, and columns bearing, reasonably plumb, and not decayed at the base	☐	☐	☐	
Mudsill or rim visible from the crawl: in place and not decayed	☐	☐	☐	
No wood-to-soil contact under the floor (form boards, debris, or settled grade)	☐	☐	☐	
No cut, notched, or bored framing that looks like a structural or safety concern	☐	☐	☐	
No obvious sag or dropped bearing at a support you can see from below	☐	☐	☐	

Insulation

Item	OK	Defect	N/A	Notes
Insulation present at the floor or at the perimeter walls, as this crawl uses	☐	☐	☐	
Batts or rigid insulation still in place, not fallen over vents or onto the ground	☐	☐	☐	
Insulation not soaked, compressed into mud, or covered with debris	☐	☐	☐	
Type of insulation observed (write it in Notes)	☐	☐	☐	
If this is a vented crawl in a warm-humid climate, a facing or retarder on the insulation is noted, not failed from memory	☐	☐	☐	

Pests, debris, and wood contact

Item	OK	Defect	N/A	Notes

Vegetation, organic debris, leftover wood forms, and construction trash removed from the grade	☐	☐	☐	
No stored lumber or debris acting as a wood-to-soil bridge	☐	☐	☐	
No visible mud tubes, frass, or galleries on framing you passed	☐	☐	☐	
No obvious nests, droppings, or chewed insulation at the path you crawled	☐	☐	☐	
Vent and access openings reasonably screened against animals	☐	☐	☐	

Plumbing, ducts, and under-floor equipment

Item	OK	Defect	N/A	Notes
Supply piping: no active leaks, heavy corrosion, or pipes sitting in soil	☐	☐	☐	
Waste and vent piping: no active leaks, sag into soil, or disconnected joints	☐	☐	☐	
HVAC ducts connected, not crushed, with insulation still on if the ducts are insulated	☐	☐	☐	
Condensate, TPR, or appliance drains do not dump onto the soil or the vapor cover	☐	☐	☐	
Visible cables protected; junction boxes have covers; no open splices	☐	☐	☐	
Crawl sump or interior drain, if present: cover in place, no sewage or standing flood	☐	☐	☐	
Fuel piping in the crawl, if present: supported, not rusted through, no obvious leak smell	☐	☐	☐	

Findings and sign-off

FINDINGS

ACTION

INSPECTOR SIGNATURE

OWNER OR AGENT SIGNATURE

TIME SIGNED

Reference only. Verify against local codes, a licensed inspector or a qualified contractor.