

Vented crawl spaces with exposed dirt floor areas are a recipe for disaster. The advice I give at each home inspection having these crawl spaces is to do a good vapor barrier, seal off all vents in the foundation walls and run a dehumidifier to dry the air by removing moisture more known as relative humidity.

Installation of sump pumps are also a good idea as a backup in case of intermittent flooding conditions at certain times or plumbing leaks.

If the old insulation is in poor condition, it should be removed and discarded. Insulation in the floor framing is not necessarily needed once the crawl space is conditioned.

If a musty odor is noted upon entry of the crawl space, a fungus treatment is recommended after removal of old insulation to prevent with destroying organism damage to exposed wood surfaces. Wood framing integrity should be checked in various locations by probing with an awl.

A 6 inch gap should be left exposed below the foundation still in order to do periodic termite inspections.

The following four photos show one method of achieving good results.

