#1 Here are a few of my crawl spaces pics. IMO crawl spaces should have vents & a sump pump even if they are encapsulated. The Michigan building code says they must have vents unless the crawl is a "conditioned space."

#2 This is what a typical good vent looks like. Not half buried in the ground.

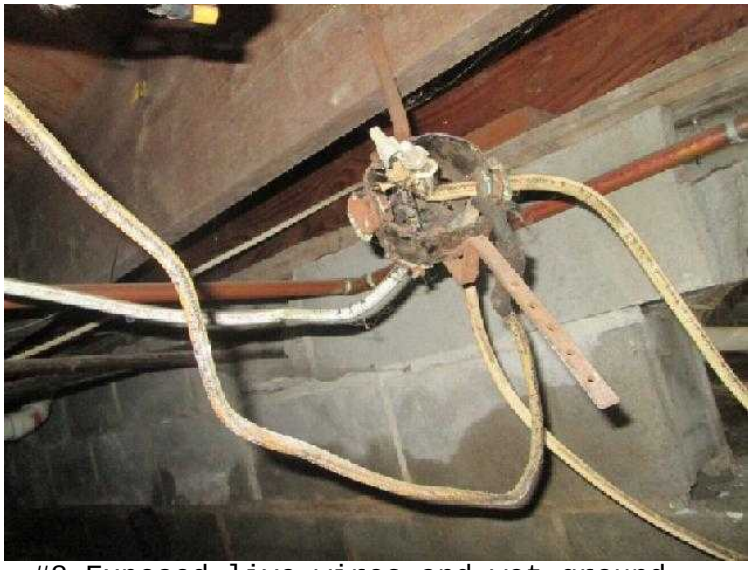
#3 Debris is dangerous, nails stick up. Wood laying on damp soil and will rot and attract wood destroying insect. Clean your crawl space out, a steel garden rake works great.

#4 Debris

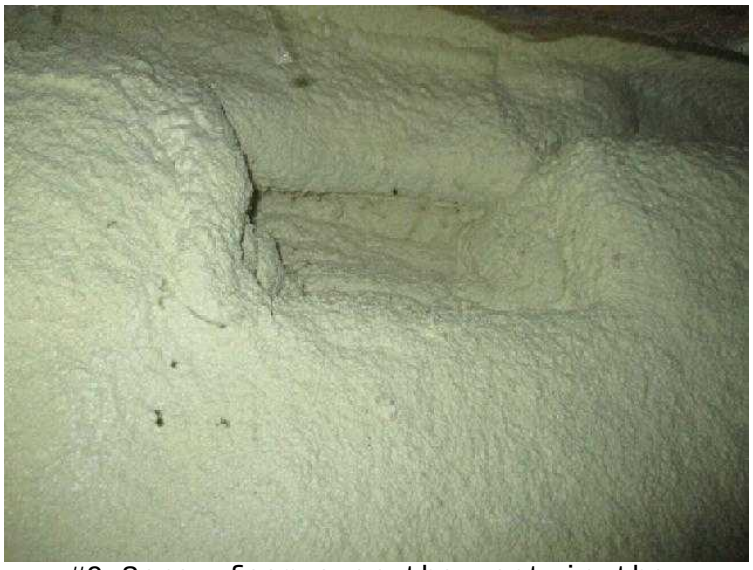
#5 Rusted out duct work. A sure sign of dampness in the crawl space. Great path for mice to get into house.

#6

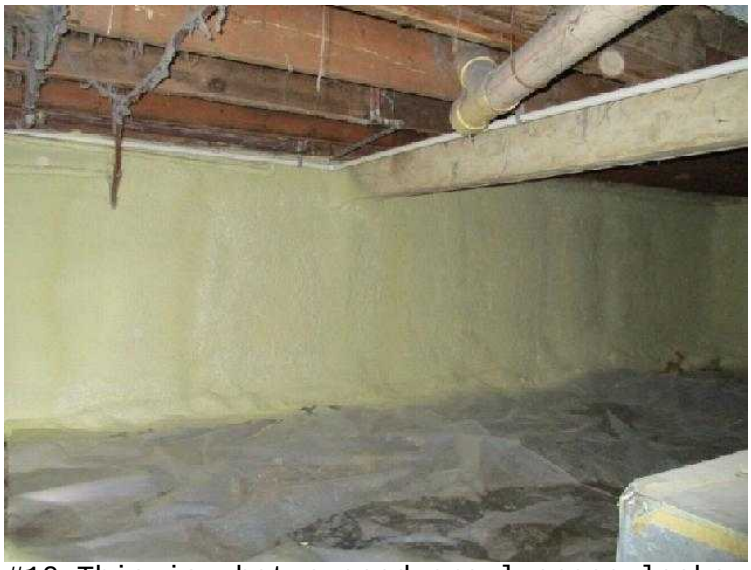
#7 Cold air return rusted out at nails and fell.



#8 Exposed live wires and wet ground.

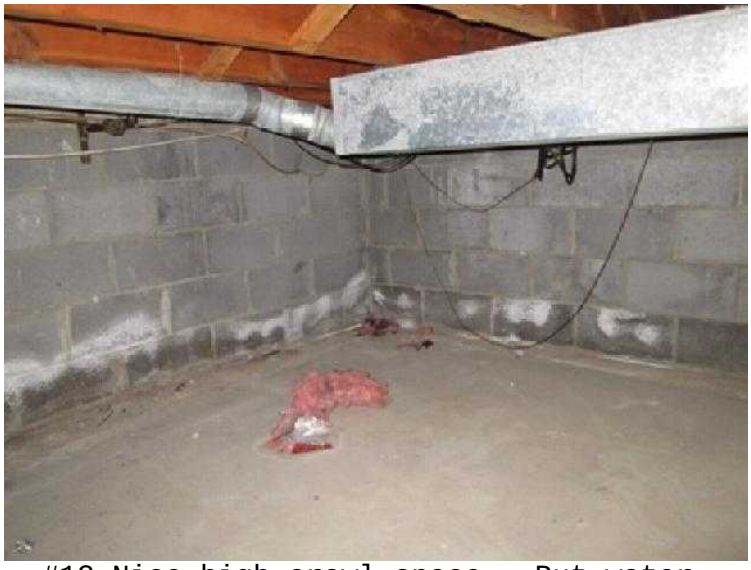


#9 Spray foam over the vent in the foundation. Don't let anyone eliminate your foundation vents. You may need them.



#10 This is what a good crawl space looks like.

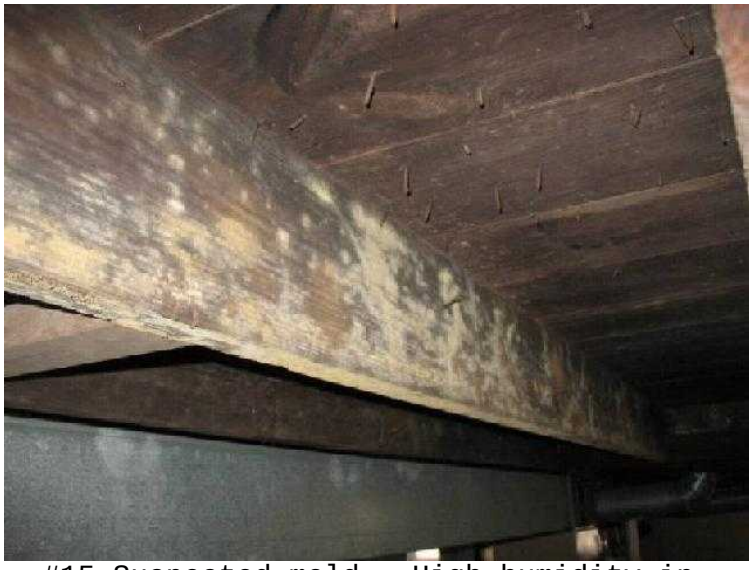
#11 Good, plastic on the ground, nice and high, vents.



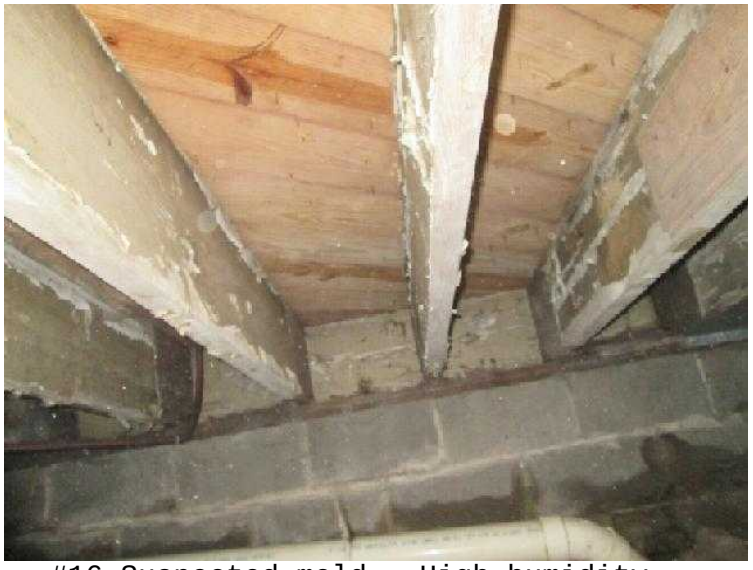
#12 Nice high crawl space. But water marks on walls indicate some moisture. Vents can be cut into the duct work to pump conditioned air into the crawl.

#13 Concrete floors in the crawl are great and yes, they are a vapor barrier. Again, you can cut vents in the duct work and pump conditioned air in. This will help keep it dry.

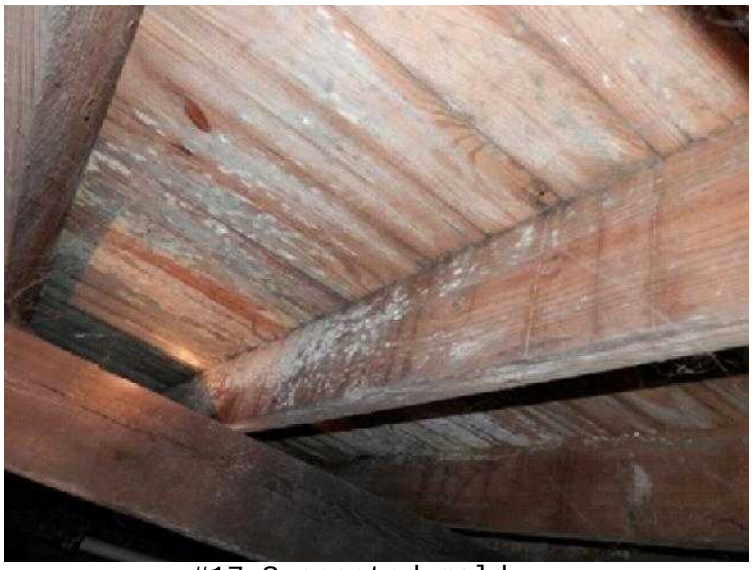
#14 This crawl was so high, my short customer could stand up in it.



#15 Suspected mold. High humidity in crawl. Cutting a couple of vents in the duct work may have prevented this.

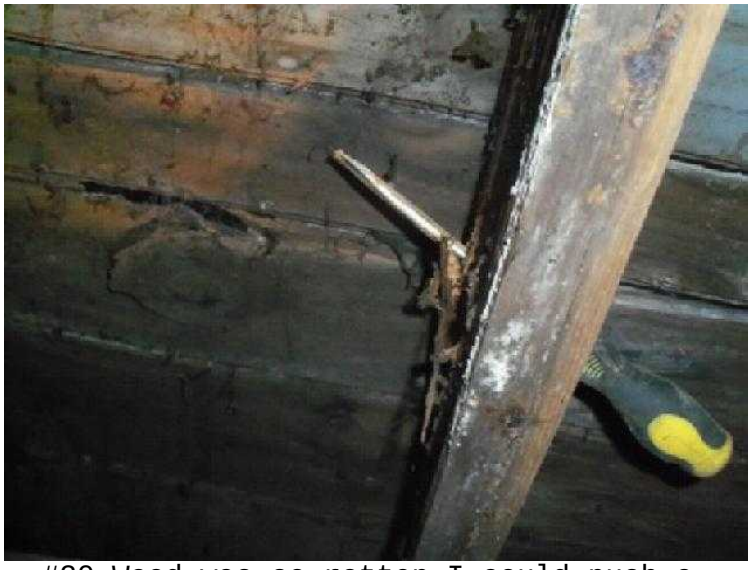


#16 Suspected mold. High humidity.

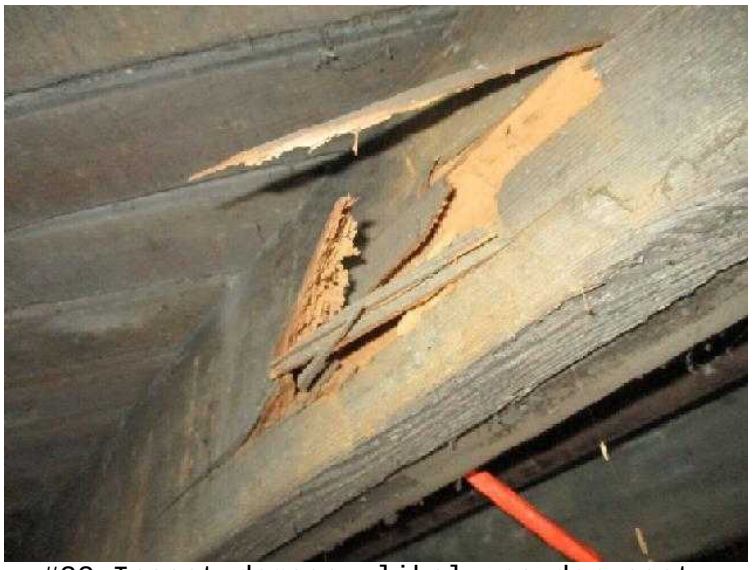

#17 Suspected mold.


#18 Rusted out and leaking drain line pouring water into crawl space for YEARS.


#19 Insects, probably power post beetles.


#20 Wood was so rotten I could push a screwdriver all the way through it. This was an older home, on a canal in Harrison Twp. MI.

#21 Don't hire a fat home inspector, he can't get in the crawl space!



#22 Insect damage, likely powder post beetles. They leave small pin holes in the surface, but inside the wood is gone, powder, severe structural damage.

#23 Insect holes.

#24 Suspected mold, and a lot of rot.

#25 Block column split off. This is unusual.

#26 They laid a 6x6 on the dirt and put cripple studs on it to support floor. Improper repair.

#27 OSB plywood touching soil and soaking up water. This is on one of those "pier foundations" where the house sits on blocks, like a trailer and there is a skirt around the house.

#28 Blocks installed sideways. WRONG!

#29 Bloks installed sideways, no mortar, no footing.

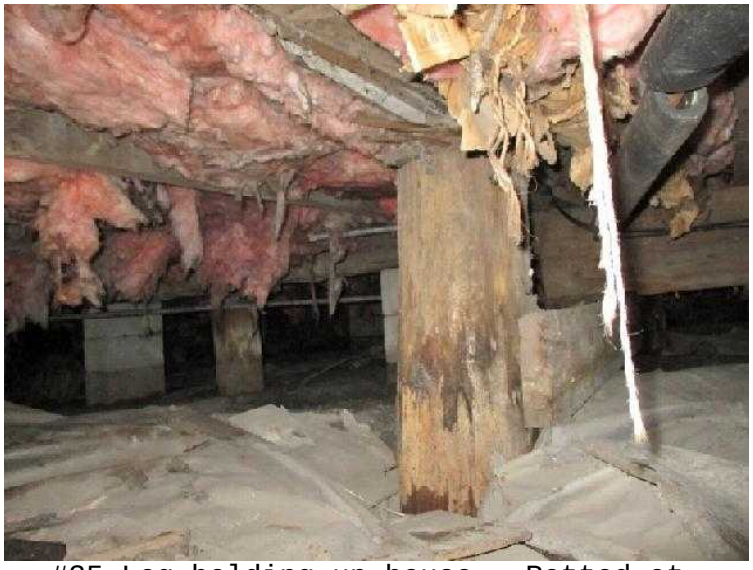
#30 No footing.

#31

#32 Fiberglass insulation hanging down is an indication of high humidity.

#33 Gap. Not support anything.

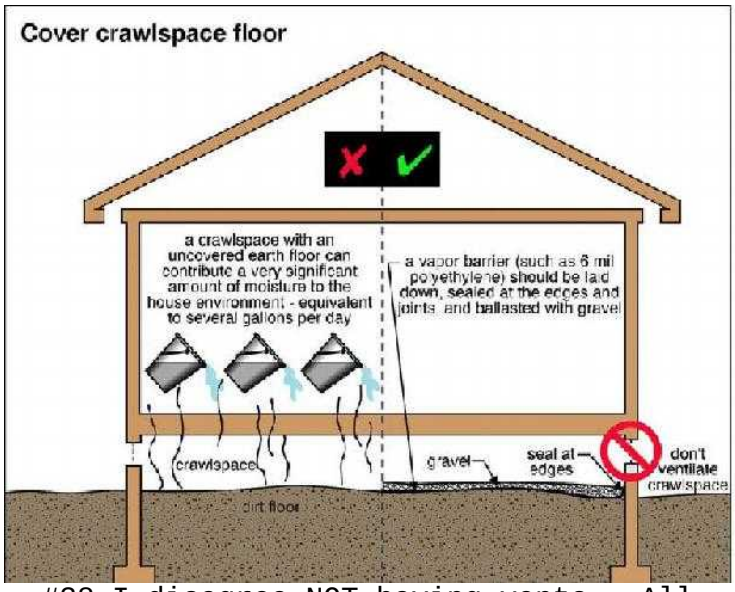
#34 Leaning support blocks.



#35 Log holding up house. Rotted at bottom.

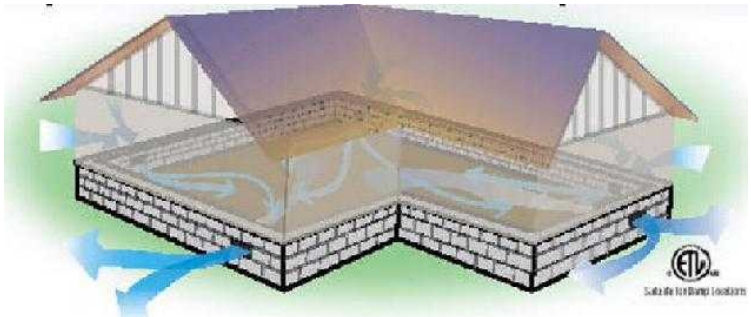
#36 Nice sump pump in crawl space. Notice the orange substance. That is "iron fungas"....or maybe just clay, or both. Causes sump pump to fail sooner.

#37



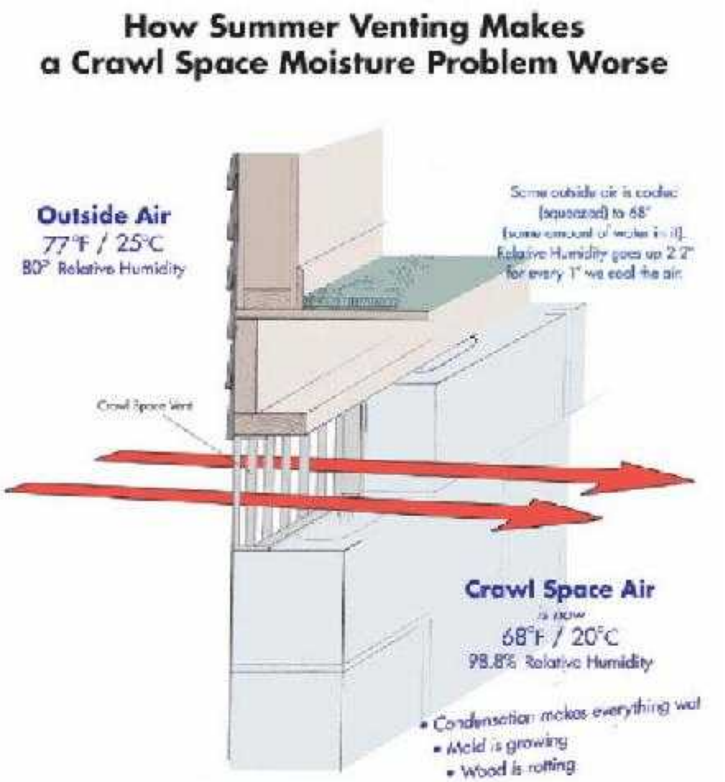
#38 I disagree NOT having vents. All crawls should have vents. What if a pipe breaks and the crawl is a swamp. It would be nice to have some vents to open after you pump most of the water out.

#39



#40 Best to have vents on all sides of crawl space.

#41 Access door is also a VENT. Nice custom job. The owner filled the gap with ridged foam insulation in the winter.



#42 This graphic claims vents are bad. Again, I disagree and the building code says you must have vents unless you encapsulate properly and pump air into crawl from the HVAC system.

#43 Vents at grade level become a funnel and let water IN the crawl instead of letting humidity out.

#44 This is a GREAT idea. Glass block window vent in a crawl space. Install backwards and upside down. Opens from the exterior, lets light in.

#45 Old fashioned vent. One issue they have is....the screen becomes plugged with dirt and cotton from cotton wood trees, grass clippings.

#46 Another good vent for a crawl space.

#47

#48 Vent half buried. Lets water in.

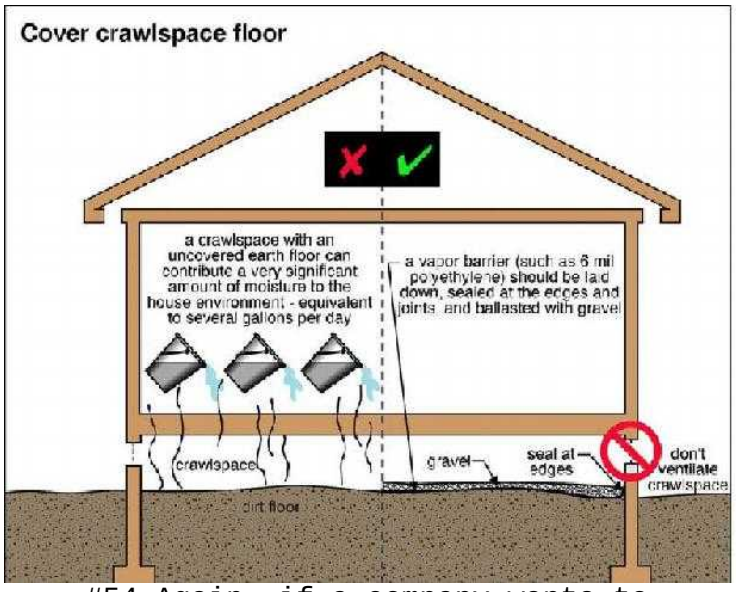
#49 This really is a funnel to let water into the crawl space.

#50 The nearby downspout will ensure that lots of water will flow into the crawl space.

#51 Negative pitch on dirve, vent at grade. Why not just turn the elbow around and dump the water directly into the crawl space?

#52 Crawl space full of water. Too bad they didn't install a sump pump.

#53 This one had a sump pump but it did not work.



#54 Again, if a company wants to encapsulate your crawl space, you should not eliminate the vents. You may need to air it out for many reasons. You must also pump air into the crawl from the HVAC system.

#55 If water ever gets on top of the vapor barrier, from a leaking piipe, overflowing toilet, leaking tub trap, the vapor barrier becomes a swimming pooling liner and holds water in crawl.

#56

#57 Sweating water pipes can add moisture into the crawl space.

#58 Water traped on top of vapor barrier. Water cannot soak into soil, must evaporate into air...better have vents! Fungus growing in the water.

#59 More fungus.

#60 Grade slants toward crawl opening. Wow. Again, why not just run the downspount right in the crawl space?

#61 Naturally it was full of water. Pond on top of vapor barrier. Now the vapor retains water in the crawl rather than keeping it out.

#62 Old vapor barrier. The plastic sheeting will eventually deteriorate and must be replaced. You could never see this if you put pea gravel over the entire crawl.

#63 Falling fiberglass insulation is an indication of moisture/high humidity.