# **Crawl Space Inspection Check List**

Aqviz Waterproofing (Aqviz.com)

# 1. Preliminary Safety and Setup

Wear protective clothing, gloves, N95 mask, and safety goggles Use knee pads or a crawl board to navigate tight spaces Ensure adequate lighting with headlamp or portable floodlight Carry a moisture meter, camera, and notepad Check for signs of pests before entry (droppings, nests, odors) Ventilate space with a fan if air is stale or damp Test for gas leaks or unusual odors before staying inside

## 2. Entry and Accessibility

Inspect the crawl space access door for water stains or rot Check that entry hatch is secure, insulated, and sealed Note clearance height and ease of access for inspection and repairs Ensure no standing water or mud at the entry point

## 3. Ground Surface and Moisture Conditions

Check for standing water, wet soil, or mud under the vapor barrier Inspect vapor barrier (if present) for tears, gaps, or improper coverage Look for efflorescence or water trails along perimeter Use a moisture meter to test ground saturation level Check for signs of mold or mildew growth on ground surfaces

## 4. Foundation Walls and Footings

Inspect concrete or block walls for cracks, damp spots, or bowing Check for moisture or leaks at cold joints or pipe entry points Look for efflorescence (white powdery mineral deposits) Check footing area for pooling or seepage after rainfall Note structural shifting or settling signs (gaps, uneven walls)

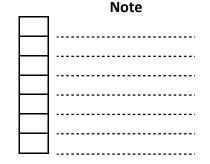
### 5. Floor Framing System (Joists, Beams, Subfloor)

Inspect wood framing for signs of rot, mold, or fungal growth Check for sagging or warped joists or girders Look for rusted nails, brackets, or fasteners Inspect underside of subfloor for water stains or wet insulation Check for termite damage or frass near wood-to-soil contact areas

#### Need More Info?

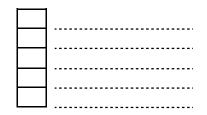
- Read more about **Basement Waterproofing**
- Read more about Foundation Waterproofing
- Read more about French Drains

- https://aqviz.com/basement/waterproofing/
- https://aqviz.com/foundation/waterproofing/
- https://aqviz.com/basement/french-drains/

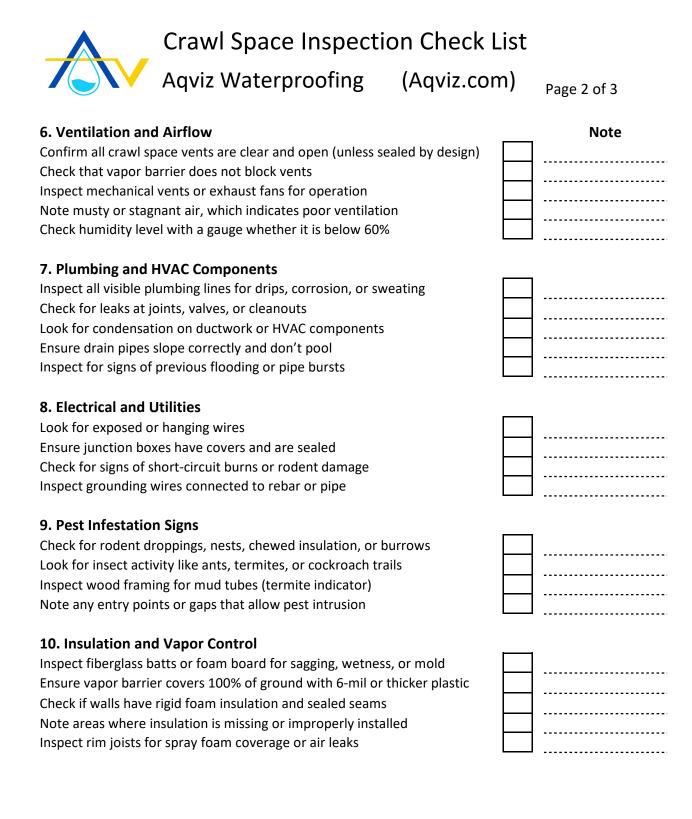






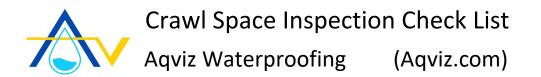


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### Need More Info?

- Read more about **Sump Pumps**
- Read more about Roof Damage
- Read more about Roof Drains
- https://aqviz.com/basement/sump-pump/
- https://aqviz.com/roof/damages/
- https://aqviz.com/roof/drains/



## 11. Drainage and Sump Pump System

Check for interior perimeter drains or French drain systems Inspect sump pit for debris and confirm pump operation Test float switch to activate the pump manually Ensure discharge line runs outside and is not blocked Check if backup power or alarm system is installed

# 12. Odor, Mold, and Air Quality Issues

Note musty or earthy odors Check for visible mold on wood, insulation, or vapor barriers Use moisture meter to detect hidden damp spots Measure relative humidity to assess condensation risk

# 13. Past Repairs, Waterproofing, and Condition Notes

Inspect wall or floor crack repairs for effectiveness Check crawl space encapsulation materials and seal conditions Note previous use of dehumidifiers or liners Document patching, sump installation, or foundation reinforcement work Look for improper materials used in DIY repairs (tar, duct tape, etc.)

## 14. Recommendations and Action Steps

List maintenance needs like sealing gaps, cleaning debris, or improving grading Identify repair priorities such as leaks, rot, or missing vapor barrier Mark structural or drainage issues needing urgent professional attention Take photos of damage locations, and unusual conditions Schedule follow-up inspection if structural changes or extensive mold is found

**15. Special Notes** 



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