



Crawl Space Inspection Check List

Aqviz Waterproofing (Aqviz.com)

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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

Note

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** - <https://aqviz.com/basement/waterproofing/>
- Read more about **Foundation Waterproofing** - <https://aqviz.com/foundation/waterproofing/>
- Read more about **French Drains** - <https://aqviz.com/basement/french-drains/>



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6. Ventilation and Airflow

Confirm all crawl space vents are clear and open (unless sealed by design)
Check that vapor barrier does not block vents
Inspect mechanical vents or exhaust fans for operation
Note musty or stagnant air, which indicates poor ventilation
Check humidity level with a gauge whether it is below 60%

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7. Plumbing and HVAC Components

Inspect all visible plumbing lines for drips, corrosion, or sweating
Check for leaks at joints, valves, or cleanouts
Look for condensation on ductwork or HVAC components
Ensure drain pipes slope correctly and don't pool
Inspect for signs of previous flooding or pipe bursts

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8. Electrical and Utilities

Look for exposed or hanging wires
Ensure junction boxes have covers and are sealed
Check for signs of short-circuit burns or rodent damage
Inspect grounding wires connected to rebar or pipe

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9. Pest Infestation Signs

Check for rodent droppings, nests, chewed insulation, or burrows
Look for insect activity like ants, termites, or cockroach trails
Inspect wood framing for mud tubes (termite indicator)
Note any entry points or gaps that allow pest intrusion

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10. Insulation and Vapor Control

Inspect fiberglass batts or foam board for sagging, wetness, or mold
Ensure vapor barrier covers 100% of ground with 6-mil or thicker plastic
Check if walls have rigid foam insulation and sealed seams
Note areas where insulation is missing or improperly installed
Inspect rim joists for spray foam coverage or air leaks

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Need More Info?

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



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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