

Complete Crawl Field Guide for Service Professionals

Is the crawlspace part of your normal inspection?

Do customers request assistance with crawlspace problems (clean-up, air concerns, cold floors)?

Think THP – Total Home Protection with Complete Crawlspace. This will enhance the overall health of the home.

The crawlspace -- that dank, dark space under your home that is generally too low to stand up in but offers access to pipes -- is not a part of the house that most people think a lot about. But the crawlspace is where your home can develop major moisture problems that can lead to air quality issues, insect damage, wood rot, swelling of doors and windows inside the home, and even health-threatening mold and mildew. Many homeowners are finding that insulating the crawl space and sealing it is a great way to keep the moisture outside where it belongs! We offer several solutions to reduce the harmful moisture under your home. We use Bora-foam insulation in the crawlspace to achieve energy savings and help resist termites.

Moisture can enter the crawlspace through outside air, the ground or through the foundation of your house if it doesn't have proper drainage. We offer crawl space sealing and insulation products that help to seal that moisture out, as well as dehumidifiers, cleaners, and everything else you need to solve your crawl space moisture problems.

Completing a crawl space not only helps stop the moisture that could be causing the growth of mold in your home but can also lower your heating and cooling bills. That's because in the summer, hot and damp air from the crawlspace seeps up into your home and makes your air conditioner's job harder; and in the winter, cold air enters your home the same way and makes heating more expensive. So Complete Crawlspace provides better comfort as well as lower utility bills!

Stop the moisture that makes it more difficult and expensive to cool and heat your home and could even be slowly destroying your home from the bottom up.

Think of your new completed crawl space like the insulation for the rest of your home—it maintains stable conditions and helps regulate a comfortable temperature. A sealed crawl space attacks the two most common sources of excess moisture:

1. Humidity from the air
2. Poor drainage in the foundation or crawl space itself

Why Close a Crawlspace?

There has been a great deal of debate on whether to vent or close a crawlspace. Vented crawlspaces worked great until the invention of air conditioning. When a family cools their home to 72° during the summer and the air outside is 85° with a 80% relative humidity, it creates condensation on the floor joist, the insulation and the pipes and ducts. No amount of ventilation will solve the problem at this point. This constant condensation during the summer months causes wood rot, mold, and attracts all types of insects including termites.

Closing a crawlspace (which includes sealing the vents, insulating the walls, creating a vapor barrier and conditioning the air in the crawlspace) is now the standard for LEED homes, NAHB Green homes and will probably be part of the building codes in the near future. The leading research on this subject was performed by Advanced Energy under a grant from The U.S. Department of Energy.

Diagnosing the Problem

Homes on crawlspaces have potential threats to the health of those living there. The air quality inside the home directly correlates to the air quality in the crawlspace. If the HVAC system is in the crawlspace there is a better chance that the air from the crawlspace is being distributed around the inside of the home. This leads to an unhealthy home.

Excessive crawl space moisture can cause many structural issues to occur in your home and it can also lead to health issues caused by molds. The following structural issues associated with excess moisture are reduced or eliminated by properly closing a crawl space:

- Insect damage
- Air quality issues
- Wood rot
- Swelling of doors and windows



Understanding what goes into a Standard Complete Crawl

Install 2 ½ inch Bora- Foam on exterior foundation walls



Install 6 mil reinforced poly on the piers

Install 12 mil reinforced poly on the floor of the crawl



Remediate fungus in crawl space



Remove "other" debris including wood and cellulose debris



Remove sub floor insulation



Seal holes leading to the outside in foundation walls



Install supply air inducer



Secure vapor retarder to the soil at critical points

**Dehumidifiers are not part of the standard installation

Communicating the benefits that Complete Crawl offers

Cleaner and healthier environment – enhances the entire crawlspace area – reduces poor air quality and works against that musty odor in many living areas that emanates from the crawlspace

Energy Savings of up to 18% on heating and cooling- basically insulating the crawlspace from outside conditions

Reduction in moisture in crawlspace – reduces wood rot chances as well as termite and pests

Ductwork in the crawl space is less likely to rust or need replacement – humidity level decreases leading to less moisture and less wear and tear on the ducts and HVAC unit

Reduces hardwood floor issues/Creates a warmer floor in winter- changing of the seasons can warp hardwood floors directly above a crawlspace with the expanding and contracting through the temperature fluctuations outside a home

Adds value to the home- a great item to add on the sellers disclosure when its time to sell the home – the crawlspace will have a tremendous upgrade to a home without Complete Crawlspace

Bora Foam

Bora-foam is the first termite resistant expanded polystyrene insulation designed for basements and enclosed crawl spaces. It is a termite resistant insulation. It works great in a dark and dingy environment like a crawlspace. Bora-foam is a great guard for a potential termite infestation. It is not a stand-alone treatment for termites but it will work in conjunction with your termite service.

The key elements to Bora-foam include:

2.5inch board with R-11 rating for energy resistance

Puncture resistant

No fiberglass itch- safe to handle and noncorrosive

Prevents termites

Uses EPA registered borates

Reduces your carbon footprint

A Green Product! - Made from 10-15% recycled content and is 100% recyclable!

Santa Fe Dehumidifiers

Small covers up to 1600 square feet

Removes up to 65 pints of water from the air each day

No buckets to empty or daily maintenance

Large covers up to 2200 square feet

Removes up to 90 pints of water from the air each day

No buckets to empty or daily maintenance

We can also install French drains and sump pumps