



### Residential Property Inspections

Ph:(707) 310-0206 www.pacificinspections.net

Property Condition Report for: 555 Anywhere Avenue, Santa Rosa CA

# CRAWLSPACE & FOUNDATION

Our inspection of the under floor crawlspace area includes a visual examination of the visible portions of the foundation, structural framing, ventilation and floor insulation. While the inspector is in the crawlspace, components relating to the other systems of the building are also evaluated, such as exposed plumbing pipes, the electrical system, and the heating and cooling system.

It is common and acceptable to find moisture (damp soil) in the crawlspace. However, excessive moisture can adversely affect the structure and the durability of some components. We will state in the report if we believe that excessive moisture is a concern.

## CRAWLSPACE

**ACCESS LOCATION:** Access to the under-floor crawlspace was made via the floor opening in the front middle bedroom.

**ACCESSIBILITY:** Crawlspace is fully accessible.

**MOISTURE:** Soil in the crawlspace was damp at the time of inspection. There are indications that water has accumulated in the crawlspace during periods of wet weather. Bathtub rings on the foundation wall, pier blocks, or other under-floor components show that water has ponded as deep as 2 to 4 inches. We recommend monitoring this area during periods of wet weather. If water stays in the crawlspace for a period of one week after the rain has stopped, we recommend the installation of a sump pump or french drain system.

**VENTILATION:** Good to Fair Condition. Due to the physical layout of the crawlspace and the structure (including garage slab floors, porches, etc) It may be a challenge to provide adequate ventilation to all areas of the crawlspace. There were NO ventilation related challenges noted in the crawlspace at this time.



One or more foundation vent screens are damaged or missing. This may allow rodents and animals access to the under-floor crawlspace. Recommend repairing any openings in the screens.



## FOUNDATION

**CONDITION & TYPE:** Concrete stem wall at the perimeter with footings and cripple walls installed for support at the interior.  
Good condition. The foundation appears to be performing satisfactorily with no readily visible challenges observed.

## SUBSTRUCTURE

**SUBFLOOR:** Good to Fair Condition.  
Plywood.  
Staining and deterioration is noted to the sub-flooring or framing components under the bathrooms. Repairs have been made to some areas of the flooring. These stains appear to be from a past moisture challenge however we cannot be absolutely sure. Recommend having this condition evaluated and corrected by the appropriate qualified trades person.



**FLOOR INSULATION:** No under floor insulation is installed. This is typical in older homes however the addition of insulation would be a good energy upgrade.

**ANCHORING:** Foundation bolts are present.

**GIRDERS & JOISTS:** Good condition.

**OTHER OBSERVATIONS:** There is evidence of past or present rodent activity in the under floor crawlspace. You may wish to contact an exterminator.