



# Ness LLC

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## Homeowners Self-Inspection Checklist

### (Spring & Fall)

- \_\_\_1. Crawlspace standing water is absent both on and under the vapor barrier. Look for wet soil by footings, or dark colored vertical lines indicating water seepage through the cold-joint.
- \_\_\_2. Plastic vapor barrier on crawlspace floor should be in good condition and sealed to stem wall. Look for evaporate salts on the plastic and water stains on any wood debris. There should be no water under the vapor barrier. Moist soil under the plastic is okay, in fact, it is typical to have water droplets on the underside of the vapor barrier, but you should have no puddles of water.
- \_\_\_3. Crawlspace decking and floor joist staining from plumbing leaks or other penetrations.
- \_\_\_4. Rust on nails, black gas line pipe, and form brackets (for pouring cement) indicate a wet environment.
- \_\_\_5. Seal any floor deck plumbing/electrical penetrations with spray foam. Limit airflow into home from crawlspace.
- \_\_\_6. Insulation in good condition without evidence of water soaking. Look for water staining on Kraft-back paper on insulation. Insulation should be on entire perimeter of crawlspace or on entire floor deck.
- \_\_\_7. Discolored wood on decking or rim joists in north and northeast corners of crawlspace can be an indication of standing water in the crawlspace from October until March. The warm moist air created in the crawlspace condensates on the perimeter of the top of the foundation where the floor assembly and the foundation meet; this occurs during the colder months.
- \_\_\_8. Evidence of microbial growth on decking, floor joists, and behind insulation. Check our web site photos.
- \_\_\_9. Crawlspace vents open year-round for proper ventilation. Temporarily close when the temperature is below 20°F (-7°C).
- \_\_\_10. Crawlspace vents should not be covered by insulation. Vent should be above ground level.
- \_\_\_11. Air conditioner condensate discharge to the exterior.
- \_\_\_12. Dryer duct is properly sealed & vented to a dedicated discharge, with no crawlspace vent within two (2) feet. Look for lint in wash room collecting on horizontal surfaces; this shows dryer exhaust leakage.
- \_\_\_13. Fans from areas such as bath, laundry, stoves, etc, exit to the exterior and are sealed for leaks.
- \_\_\_14. Gutters and downspouts are adequate to catch rainwater from roof, and routed to discharge 3-5 feet or more away from foundation walls or crawlspace and vents. With some soils, gutters may not solve a water intrusion problem.
- \_\_\_15. Sprinklers should be installed at least two (2) feet away from foundation walls or changed to "Drip System" along foundation walls. Check to ensure water doesn't spray on siding.



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- \_\_16. Wood trim on windows, doors, stucco. Look for gaps, swelling, cracking, caulk pulling away, and any discoloring.
- \_\_17. Staining on Soffit shows various roof leaks.
- \_\_18. Check attic for drip staining from condensation or roof leaks from flashing dripping onto insulation.
- \_\_19. Attic microbial growth (spotting) on decking and roof joists.
- \_\_20. Bathroom condensation spots on ceiling indicate a lack of ventilation. Discoloration or staining on sheetrock, vinyl, or separation around tub, shower, or vanity show water leaks.
- \_\_21. Interior window condensation in winter indicates excess moisture in the house, dryer leaks, or water in crawlspace. Look for water seepage into wall cavity from leaking windows.
- \_\_22. Interior painting - look for symmetrical staining on top of walls and ceilings indicating soot staining from scented candles or combustion of lint from dryer through an electric wall heater.
- \_\_23. Linoleum discoloration or swelling indicates water intrusion.
- \_\_24. Wood flooring warping or ridges can indicate water intrusion in crawlspace or a water leak.
- \_\_25. HVAC operation, check to see if duct system needs cleaning, dirty filters, ducting leaks. See also HEPA Filtration & Fresh Air Exchange Systems.

Our company does crawlspace evaluations, Infrared Imagery Diagnostics to identify water intrusion in roofs, walls, plumbing and energy efficiency. Also, we provide the restoration services to correct any problems in your crawlspace. Visit our website at [www.nessllc.com](http://www.nessllc.com)