

Crawlspace Inspection Checklist

Where description is indicated, attach additional pages of notes and photographs keyed to appropriate checklist item.

A. GENERAL INFORMATION

1. Property address: _____
 City: _____ State: _____ Zip: _____
2. Property Owner's Name: _____
3. Date of inspection: _____
4. Inspector's Name: _____

B. OBSERVATIONS

5. Extent of crawlspace (✓ check one)

- Full
 Partial
 Partitioned¹
 Portions inaccessible
 Other, describe _____

¹ A partitioned crawlspace has two or more areas that are not interconnected and must be accessed from multiple entry locations.

6. Access location(s)

7. Framing between foundation and floor framing

- None (mudsill directly on concrete stem walls)
 Perimeter stem wall with interior wood posts
 Interior cripple walls
 Partial perimeter cripple walls
 Full perimeter cripple walls
 Steel pipe columns and diagonal steel rod bracing
 Retrofit Yes No Can't tell
 If yes, Plywood Anchor bolts, straps, or plates
 Other, describe _____

8. Stem walls

- None
 Perimeter
 Interior
 Concrete
 Concrete Block
 Brick
 Other, describe _____

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B. OBSERVATIONS (continued)

		YES	NO	N/A
9.	Framing: (if yes, provide description and photos)			
	• General pattern of tilting of posts, cripple walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Isolated tilting of posts, cripple walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Missing or loose posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Split sill plate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Fractured, buckled, or loose diagonal braces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Shifting or sliding of framing relative to foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Prior shimming or releveling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Other abnormal conditions, describe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Foundation: (if yes, provide description and photos)			
	• Visible cracks in stem walls, approximate number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Cracks in stem walls greater than 1/8 inch wide, approximate number, locations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Nature and extent of prior repair, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Indications of previous flooding or water intrusion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Condition of masonry beneath fireplaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Other abnormal conditions, describe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Plumbing: (if yes, provide description and photos)			
	• Evidence of active leakage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Broken pipe or joint separations in sewer piping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Forced air heating/cooling ductwork: (if yes, provide description and photos)			
	• Crushed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Separated joints	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Presence of asbestos insulation or joint taping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Damaged asbestos insulation or joint taping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Other abnormal conditions, describe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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C. CONCLUSIONS

13. No evidence of earthquake-induced damage observed in crawlspace.
14. Observed nonstructural or structurally insignificant conditions that may be earthquake induced and require repair, specify.
15. **Observed indications of potentially structurally significant earthquake damage that requires an inspection by a technical consultant, (✓ check all that apply):**
- Broken water, sewer, or gas line or wet areas indicating possible broken water or sewer lines
- A pattern of cracks extending through the soil and foundation indicative of earthquake-induced permanent ground deformation
- Signs of fresh cracks in concrete foundations wider than 1/8 inch or offset by more than 1/16 inch out-of-plane
(the thickness of a nickel)
- Fresh-appearing crack in footings or foundation stem walls wider than 1/8 inch or offset by more than 1/16 inch out-of-plane
(the thickness of a nickel).
- Extensive or large cracks (with signs of recent movement) in the foundation far in excess of what would be expected
from normal shrinkage and settlement.
- Fresh-appearing spalling in footings or foundation stem walls.
- Racking of cripple walls, delamination of stucco
- Shifting or tilting of support posts
- Shifting of woodframing or mudsill relative to foundation; cracking of the mudsill
- Damage to under floor portions of masonry fireplaces
16. Observed indications of conditions unrelated to earthquake that require further investigation, specify.

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