

Vents in Frame crawlspaces



Conventional vents requiring twice-yearly GHI staff maintenance to open and close.



Auto vent (GHI's final fix after animal intrusion in late 2007). Vent below permanently mounted by member contractor in 2014



Sample Frame Crawl space 2



Fiberglass installed upside down



Vapor barrier not extending to wall



Fiberglass Batts Falling Down



Crowded with pipes

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Above: Frame crawlspace c. 2004 showing Fiberglas® batt insulation, pipes and wires, and plastic vapor barrier (left) and bare clay floor (right).

Top right: Same crawlspace, showing bare sub-floor.

Middle right: Same, showing partial vapor barrier and animal scat.

Lower right: Foundation vent, automatic type; uses set-screws which do not secure to masonry.

(All views from GS vent shown at lower right)



Sample Frame Crawl Space 1

Vapor barrier is poorly installed and/or maintained in multiple masonry rows.

Pipes and utilities are a jumble, damaged hot water pipe insulation evident.

Air/vapor sealing issues at penetrations. Pests (ants/crickets) have been reported.

Foundation wall insulation doesn't extend under porches, increases conduction of cold air into the space and cools the unit above.



Sample Brick Crawl Space



Sample Flooded Boiler Rooms

Water problems developed after the passive floor drain failed many years ago. Recent flooding due to sump pump failures may have damaged electrical equipment.

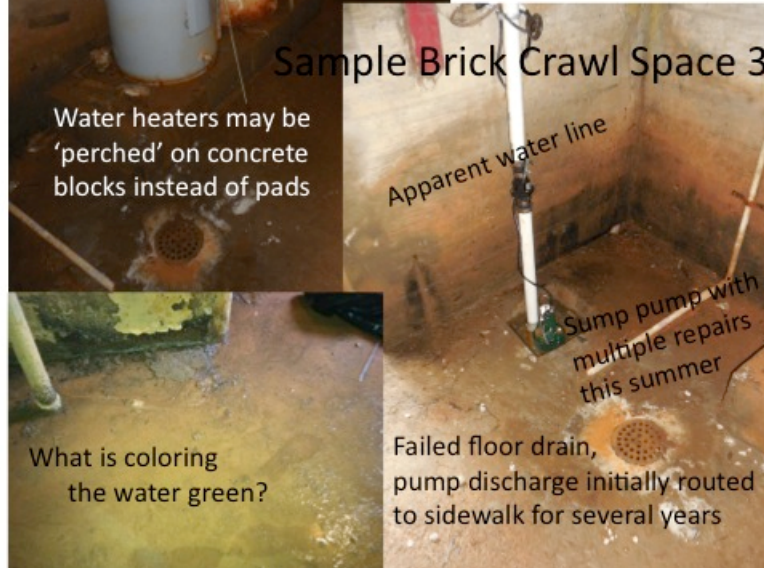
Water heaters and pipes are in unconditioned space leading to excess energy use and long cold hot water runs to interior units in winter.

Odors from stagnant water are detectable in units above indicating air flow between crawl space and units.

Humidity and health impacts (mold, mildew) may persist even if vapor barrier is properly installed. Deep boiler rooms act as sumps even during dry weather periods.



Apparent [water line](#), extensive rust on all water heater bases



Water heaters may be 'perched' on concrete blocks instead of pads

Apparent water line

Sump pump with multiple repairs this summer

Failed floor drain, pump discharge initially routed to sidewalk for several years

What is coloring the water green?

Flooding Boiler Room



Weep Hole to Relieve Stress



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