

Myths & Fairytales about Sealed Crawlspace



True or False:

- Most crawlspace moisture comes from foundation vents or openings to the outdoors!
 - False. Experts and sealed proponents alike recognize that most crawlspace moisture comes from the soil.

- Sealing the crawlspace eliminates moisture!
 - False. Sealed Crawl Space Specifications require that the sealed crawlspace still be fitted with a dehumidifier or conditioned with an HVAC drop for moisture control and positive pressure.

- Covering a cold surface with a vapor barrier will eliminate moisture!
 - False. It simply moves the condensation point from the cold surface to the surface of the vapor barrier and the conditions for mold growth still exist.

- Running a duct from the HVAC system to the crawl space will improve the air quality in the living area!
 - False. Removing air from the HVAC system of the living area will cause a negative pressure in the home pulling air in from the outside through windows, doors and cracks. The potential for pulling in outside contaminants increases, utility cost increases and in extreme cases this negative pressure can cause flues to back draft pulling carbon monoxide back into the home.

- Ideally a crawl space should maintain a relative humidity below 70%.
 - True. Less than 70% is ideal. However the higher rates experienced during hot humid days are compensated for by lower humidity conditions at night. In 10 years of continual monitoring of vented crawl spaces through some of the wettest and highest humidity conditions, Wendell Porter of the University of Florida reports that no mold has been detected in the vented crawl spaces.