

Commonly found ventilation and exterior defects, the significance, and recommendations on what to do.



Missing Vapor Barrier

Missing crawlspace vapor barriers allow moisture to seep into the space, increasing the risk of wood rot, structural damage, and mold growth that can affect indoor air quality. Installing a vapor barrier typically costs between \$1,200 and \$4,000, depending on the size of the crawlspace and local labor rates.



Dirty Crawlspace Vents

Keeping crawlspace vents clean and operable promotes proper air circulation, reducing moisture buildup that can lead to mold growth, wood rot, and structural damage. Cleaning or repairing crawlspace vents is low-cost, high return.



Damaged Chimney

Deteriorating chimneys can lead to water leaks, brick or mortar damage, and potential collapse, posing safety hazards and risking further structural issues. Repair costs for chimneys typically range from \$500 to \$4,000, depending on the extent of deterioration and whether a full rebuild is needed.



Clogged Gutters

Clogged gutters can cause water to overflow, leading to foundation damage, roof leaks, and siding deterioration, as well as increasing the risk of mold and pest infestations. Cleaning gutters typically costs between \$100 and \$300, while repairing damage caused by clogs can range from \$500 to \$2,500 or more, depending on severity.

