

It was mentioned that access doors were installed. The only door observed was in Unit #1304. The other units, in my opinion, contain access panels.

The vapor barrier is less than adequate. Johns Manville, an insulation manufacturer, recommends that the complete ground be covered and each sheet overlapped approximately 12". There are numerous areas with no vapor barrier and incorrect overlaps.

Without seeing a contract or scope of work it is not possible to say you got what you paid for, nor is it possible to say your contractor is in the wrong. Codes are always changing and the installation could meet the pre-existing code.

If you have any questions, please feel free to contact me at 1-866-880-9020.

Typical Issues in All Units Reviewed

1. Insulation missing in joist bays.
2. Insulation from original install or at time of repairs laying on the floor of the crawl space.
3. Poor pipe insulation (inadequate)
4. No insulation on copper pipes.
5. Single layer insulation in numerous joist bays.
6. Damaged fire wall and incomplete fire walls.
7. Access panels separate units not access doors (Unit #1304 has an access door)
8. Damaged fire walls – near the installed access panels.

All of these deficiencies can create cold spots in the living space above the crawl space.

Pictures were taken in all units but due to an error, the images were deleted before being uploaded. Typically my reports do contain photos. Mr. Troy Painter did review some photos on site.