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Crawl Spaces

When it comes to crawl spaces, out of sight is only temporarily out of mind. Eventually the conditions in most crawl spaces will cause you to go there to find out why you are noticing odd things happening inside your home. Some geographic areas have more homes built over crawl spaces than others.

For example, homes built in areas where the water table (water level in the ground) is high, will have wet basements if they tried to have a basement so most just use a crawl space. Areas where there is a lot of rock, like much of the Poconos, just can't have a basement because the excavation is impossible. A crawl space is not a bad thing unless it was done horribly wrong. Having said that, probably 90% of crawl spaces I see were built horribly wrong.

Nobody really wants to spend money making a crawl space comfortable but it is connected to the living space and is usually difficult to get to after the house is built on top of it. There is no requirement for a concrete floor but it makes the space much better to access and use for storage. Moisture and soil gas are the 2 worst things usually found in crawl spaces, not counting living things like cave crickets. The building code used to require crawl spaces to have ventilation from the exterior. That was a great way to freeze pipes in the winter.

The reason ventilation was required was so that all the moisture in the crawl space could be vented to the outside. I think that was a very bad rule. What should have been required is a 12 mil or thicker continuous vapor barrier that was sealed 100% including the walls. It takes some skill to do that but it negates the requirement for ventilation and allows the crawl space to become part of the home instead part of the outside. This is HUGE. My house has a crawl space and it is dry, clean and well lit. When I have to go there, I don't dread it and it does not cause my house to smell musty and mold does not grow there.

Approaching the problem from the wrong angle won't work either. Spray foam on the underside of the floor is great until the floor joists rot and sag. Fans for ventilation will make energy bills increase drastically and bring moisture in all summer. Moisture is the enemy of wood and the ground is full of moisture so rot is imminent. Don't ignore your crawl space.

Ken Field is the owner of Slate Belt Energy and Field's Service, Inc. As a certified energy rater and contractor, he is qualified to assess every aspect of energy usage and prescribe solutions to save energy. He can be reached at 610-759-6306 or email Ken@FieldsService.com

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Serving wine samples from Stone Lake Winery

Plaza

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'P4 Clinical Lab' Owner Peter Justo will do lab testing in a convenient location.

Events and specials were at many of the Plaza shops throughout the day. Music was provided by Dylaggio Music store with bands playing all day.

Method Karate held a open House Demonstration under the tent near the parking lot. Comunale Italian Market had Lunch Specials and they were busy all day.

Mt Bethel Beverage did Sampling Bud Lt Lemonade and Mich Ultra Organic Seltzers.

Stone Lake Winery featured a wine bar, tastings, sales. These were just some of the things that went on for the day under sunny skies and 60 degree spring weather.

Make your way out to the Mt. Bethel Plaza there is something for everyone. Remember to shop locally to help small businesses survive aseptically thru these times we now live in.

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