

## VA Lenders Handbook (VA Pamphlet 26-7), Chapter 12, Topic 28 — Crawl Space

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28. Crawl Space Change Date March 28, 2019 • This chapter has been revised in its entirety. a. Appraiser Expectation Fee appraisers are required to view, but not enter, the crawl space. b. Requirements The crawl space must: • have adequate access, • be clear of debris, and • be properly vented. c. Floor Joists The floor joists must be sufficiently above the highest level of the ground to provide access for maintenance and repair of ductwork and plumbing. d. Dampness Any excessive dampness or ponding of water must be corrected. e. Vacant Area Beneath House Not all houses with a vacant area beneath the flooring are considered to have a crawl space particularly if no mechanical systems are present, and there is no reason for access. If the area is properly vented and free of moisture, this condition is acceptable. VA Pamphlet 26-7, Revised Chapter 12: Minimum Property Requirements 12-36

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