



Conditioned Crawl Space

DAC Homebuilders, LLC is one of the few builders in the country that uses the **Conditioned Crawl Space** all other builders use a Vented Crawl Space. The Conditioned Crawl Space is a technology that improves the air quality in your home, eliminates costly structure problems, and **eliminates** an environment in which **mold, mildew, fungus, and bacteria** can thrive. A home is designed to "breathe" moving air toward the roof and out the vents. Would it surprise you to know that **nearly 50%** of the air in your first floor living area enters your home through crawl space vents? The air from the crawl space is pulled into the living area by this natural vacuum then it either exits out the open windows or it continues toward the roof as the warm air rises. As this air escapes through the roof, it pulls more air from the crawl space and the cycle continues.



How it Works?

The object of a Conditioned Crawl Space is to create an air tight area in which the homeowner can control the temperature.

- **Step 1-** Rainwater is controlled by gutters and downspouts. Downspouts should empty 8 to 10 feet from the foundation or be tied to an underground drain system.
- **Step 2-** Ground Water is Controlled by a French Drain System
- **Step 3-** Outside Foundation Walls are Insulated with Foam Injected Insulation
- **Step 4-** A polyethylene vapor barrier covers the foundation wall and terminates under the sill plate.
- **Step 5-** Outdoor air is controlled by sealing all penetrations.
- **Step 6-** An air duct with a back flow damper attached to the HVAC System provides conditioned air to the crawl space.

Benefits of a Conditioned Crawl Space

- Improves Indoor Air Quality
- Improves the Energy Efficiency of the Home
- Keeps Floors Warmer in the Winter
- Prevents Plumbing Pipes from Freezing
- Prevents Buckling or Cupping in Hardwood Floors
- Adds Value to Your Home

Diagram

