

FOUNDATION CHECKLIST



1) EXTERIOR FOUNDATION CHECK

Walk around the exterior of the house and look for:

- Cracks in the foundation walls (vertical, horizontal, stair-step patterns)
- Bulging or bowing Walls
- Signs of sinking or settling
- Gaps between foundation and walls or around doors/windows
- Water pooling near the foundation (could indicate poor drainage)
- Crumbling or flaking foundation materials

2) INTERIOR FOUNDATION CHECK

Inspect the basement or crawlspace for:

- Cracks in interior walls or floors (particularly near corners, doors, or windows)
- Uneven or sloping floors
- Gaps between the floor and the walls
- Visible moisture, mold, or water stains
- Strange odors (could indicate mold or mildew)
- Bowed walls or tilting columns
- Rusted or damaged support beams

3) MOISTURE ISSUES

Check for:

- Signs of water leaks (damp spots, stains, puddles)
- Condensation on pipes or windows
- Mold or mildew growth on walls or in corners
- Efflorescence (white, chalky residue) on basement walls
- Musty smells, indicating moisture problems
- Sump pump operation (if installed) - make sure it's working properly

4) DRAINAGE AND GRADING

Ensure:

- Gutters and downspouts are directing water at least 6-10 feet away from the foundation
- Grading slopes away from the house to prevent water from collecting near the foundation
- Basement windows are well-sealed and have proper drainage systems (window wells, etc.)
- No signs of erosion near the foundation

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5) STRUCTURAL INTEGRITY

Check for:

- Cracks in the ceiling or drywall upstairs (may indicate foundation movement)
- Windows or doors sticking or failing to close properly
- Gaps between windows/doors and frames
- Stair-step cracks in brick or masonry work

6) PEST AND INSPECT ACTIVITY

Look for:

- Termite tubes or signs of wood damage near the foundation
- Rodent droppings or nests in the basement
- Cracks or gaps where pests could enter

7) FOUNDATION VENTILATION (FOR CRAWLSPACES)

Ensure:

- Proper ventilation to prevent moisture buildup
- No debris or obstructions blocking vents
- Signs of excessive moisture or water pooling

8) BASEMENT FLOORING

Inspect for:

- Cracks in the concrete floor
- Uneven flooring or soft spots (could indicate water damage)
- Warped or damaged floorboards (if the basement is finished)

POST INSPECTION

Document Any Issues: Take pictures and note the size and severity of any problems you find.

Monitor Changes: Record any movement in cracks or new damage over time.

Consult a Professional: If you notice significant cracks, bowing walls, water issues, or signs of structural damage, consult a foundation specialist or structural engineer.

