

# Basement & Crawlspace Checklist

**Crawl Space / Unfinished Basement**     Further Structural Evaluation & Repairs Required, (See Foundation & Structure)

- 1) **Hand Dug**     No     Yes; Total / Partial     **Problem;** Undermined Foot(s)<sup>1</sup> / Requires Proper Footing(s), Retaining Wall System(s)
- 2) **Access**     Yes     N/V     N/A     **Problem;** Partial / Limited Clearance / Standing Water / Falling Insulation / Obstructed
- 3) **Access Panel**     Yes     N/V     N/A     **Problem;** Water Entry / Damaged / Stuck / Blocked / Missing / Rusted / Rotted / Inadequate
- 4) **Ground**     Dirt     Gravel     Mud, Erosion    [ **Concrete Slab**     **Problem;** Cracking / Settling / Hollow Soundings / Amateur]
  - Problem; Standing Water / Damp / Needs Grading / [Remove; Building Debris / Trash / Fungus / Rotting Wood / Damp Conditions / Pest(s)
  - a) **Remove From Ground Contact;** Electrical / Plumbing / Ductwork / Framing / Insulation / HVAC System / Well Tank / Other \_\_\_\_\_
  - b) **Vapor Barrier**     Yes     N/A     **Problem;** Missing / Partial / Wet / Required / Improperly Installed / Should Lap up onto Wall / Replace
- 5) **Moisture**<sup>1</sup>     N/V     Yes     Elevated Moisture Readings \_\_\_\_\_ % & \_\_\_\_\_ Observed at \_\_\_\_\_
  - Problem;** Dampness / Standing Water / Efflorescence / Seepage / Water Stains / Metal Corroded / Mildew, Fungus / Rot / Rust Observed
- 6) **Sump Pump**     Yes     N/V     Could Not Operate Internal Switch     Pit With No Pump     Pump with Inadequate Pit
  - Problem;** Recommended / Poor Installation / Pit Failing / Improper Drainage / Not Operational / Drain Tile Improperly Installed / Switch Binds
- 7) **Insulation**     Yes     N/V     **Problem;** Obstructing Inspection / Falling Down / Stringing Down / Wet / Missing     Recommended
- 8) **Ventilation**     Yes     N/A     **Problem;** None / Inadequate / Below Grade / Water Infiltration / Damaged / Blocked / Loose / Stuck
- 9) **Interior Piers / Supports**     Yes     N/A     Block     Brick     Wood     Steel     Other \_\_\_\_\_
  - Problem**<sup>1</sup>; Amateur Work / Leaning / Inadequate Footing / Inadequate Installation / [Inadequate Supports Under, Joist, Beam, Stair Landing]
- 10) **Framing**     Yes     **N/V;** [Sill Plate / Joist / Subfloor / Beams / Walls / Ceilings / Below Stair Landing / Areas Blocked By Items, etc.]
  - Problem**<sup>1</sup>;     Minor     Severe     Extensive; Rot / Insect Damage / Water Damage / Water Stains / Mildew, Fungus / Rusting Joist, etc. Cracking / Notched / Drilled / Crushing / Missing Crush Blocks / Recommended Sistering<sup>1</sup> / Bridging / Missing Hangers, Nails / Amateur Work
  - Observed At;**<sup>1</sup> Sill Plate / Joist / Subfloor / Beams / Walls / Ceiling / Below Stair Landing     Inadequate Shims, Blocking Under Beams
- 11) **Subfloor**     Yes     **Problem;**     Minor     Severe; Rot / Sagging / Water Stains / Water Damage / Old Repairs / Inadequate Repairs
- 12) **Entry Exterior;**     Yes     N/A     **Problem;** Susceptible To Water Infiltration / Water Stains, Damage / Rusting / Drain Clogged
- 13) **Stairs**     Yes     N/A     **Problem;** Inadequate Connections / Hazardous / Cracked; Stringer, Treads / Visible Rot / Missing Handrail

• **Additional Comments**<sup>1</sup> Elevated moisture levels in a basement or crawlspace could lead to mildew or rotted wood and possible structural problems. Continuously damp or wet soil could lead to unstable ground conditions, allow piers and/or footings to settle, and could lead to a structural problem.

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**Finished Basement**<sup>1</sup>     Further Evaluation Recommended     Water Proofing Recommended     Partially Finished<sup>1</sup>

- 1) **Walls**     Drywall     Wood     Paneling     Insulation     Freshly Painted, Could Not Properly Evaluate Condition
  - Problem;** Water Stains / Damp / Soaked / Damaged / Mildew / Rot / Loose / Amateur Workmanship / Falling Down / Undulation Observed
- 2) **Floor**     Carpet     Vinyl, Linoleum Tile     Ceramic     Sheet Goods     Wood     Concrete (see above)
  - Problem;** Water Stains / Water Damage / Soaked / Damaged / Mildew / Loose / Falling Down / Sagging / Amateur Installation / Undulation

• **Additional Comments**<sup>1</sup> If walls or floors are covered, finished or blocked, a thorough inspection is not possible. If a problem is suspected, the wall coverings should be removed for a complete inspection. Further evaluation and structural repairs recommended by either a licensed contractor, or qualified individual.