Foundation Checklist

1) Type Of Material(s) ☐ Block ☐ Poured Concrete ☐ Slab On Grade ☐ Brick ☐ Stone ☐ Wood ☐ Terra Cotta

a) Settlement Cracks [1] ☐ N/V ☐ Minor ☐ Severe ☐ Extensive ☐ Repair and/or Monitor as Needed [1]
Stair-Stepping / Vertical / Horizontal / Loose Brick, Block / Deteriorating / Failing / Bulging / Frostline Crack / Amateur, Sloppy Workmanship

b) Water Damage [1] ☐ N/V ☐ Minor ☐ Severe ☐ Efflorescence ☐ Deterioration / Crumbling / Previous Repairs

2) Piers ☐ Yes ☐ N/A ☐ Block ☐ Brick ☐ Concrete ☐ Stone ☐ Wood ☐ Steel ☐ Other _____
☐ **Problem** ☐ N/V ☐ Minor ☐ Severe [1] ☐ Leaning / Failing / Rusted / Rotted / Inadequate / Appears to be Sinking

3) Mortar Joints ☐ Yes ☐ **Problem** [1] ☐ Minor ☐ Severe ☐ Mortar Joints Require Point Up [1] (Use proper mortar, epoxy or polyurethane caulk) Cracking / Sandy & Crumbling / Loose / Efflorescence / Failing / None / Amateur, Sloppy Work / Not Visible / Soft Brick Hard
Mortar Repair

4) Slab On Grade ☐ Yes ☐ N/A ☐ **Problem;** Possible Water Infiltration / Damaged / Settling / Undermined / Hollow Soundings / No Footing

5) Lintel(s) ☐ N/A ☐ Steel / Concrete / Other ☐ Structural Repairs Required ☐ Expansion Cracks Noted (Point up cracks and monitor, may be only cosmetic) ☐ **Problem;** Rusted / Needs Painting / Cracked / Damaged / Failing / Recommended / Missing

6) Sighting Wall ☐ Ok ☐ Irregular / Bulging / Leaning ☐ Minor ☐ Severe ☐ Further Structural Evaluation and/or Repairs Required [1]

7) Parge Coat ☐ Yes ☐ N/A ☐ **Problem;** Surface Cracks / Separating From Wall / Crumbling / Recommended / Loose Pocket(s)

8) Water Barrier ☐ Yes ☐ N/V ☐ N/A ☐ No ☐ Recommended ☐ Foundation Water Proofing Recommended

• **Additional Comments** [1] Any cracks or water damage should be repaired and monitored as needed by a licensed or qualified individual. Severe problems such as cracking, amateur work or water damage could lead to a structural failure. Any cracks need to be monitored to determine if active or from previous movement.

☐ Limited / No Access ☐ Previous Repairs (Monitor for further activity) ☐ Further Structural Evaluation and/or Repairs