

FOUNDATION INSPECTION CHECKLIST

	Signs of Foundation Damage	Checked
1	Foundation Cracks – Check for vertical, horizontal, or stair-step cracks.	
2	Settling or Uneven Floors – Look for sloping or sagging floors.	
3	Gaps Around Windows and Doors – Signs of foundation shifting.	
4	Misaligned Doors or Windows – Difficulty opening or closing.	
5	Bowed or Leaning Walls – Indicates foundation movement.	
6	Visible Foundation Shifting – Any signs of lateral movement.	
7	Chimney Separation – Gaps between the chimney and home.	
8	Structural Supports & Columns – Check for cracks or leaning.	
9	Basement or Crawl Space Moisture – Look for dampness, water stains, or pooling water.	
10	Efflorescence on Foundation Walls – White, chalky residue from water intrusion.	
11	Mold or Musty Odors – Signs of excessive moisture.	
12	Gutter & Downspouts – Ensure proper drainage away from the foundation.	
13	Standing Water Near Foundation – Can cause soil erosion.	
14	Soil Grading Around Home – Ensure proper slope away from the house.	
15	Sump Pump Functionality – Ensure it's working properly.	
16	Deteriorating Concrete – Spalling or crumbling foundation surfaces.	
17	Rust on Rebar or Steel Supports – Indicates potential structural weakening.	
18	Exposed Rebar or Cracks in Piers – Signs of foundation stress.	
19	Gaps in Foundation Seals or Caulking – Look for separation in joints.	
20	Wood Rot in Crawl Spaces – Check beams and joists for damage.	
21	Termite or Carpenter Ant Damage – Inspect wood components.	
22	Rodent or Insect Entry Points – Small holes or cracks can allow infestations.	
23	Tree Roots Near Foundation – Can cause soil movement.	
24	Freeze-Thaw Damage – Check for cracks from seasonal expansion/contraction.	
25	Previous Foundation Repairs – Inspect past work for failure or new movement.	