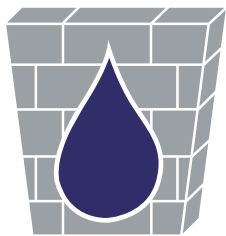




Homeowner

Foundation Inspection Form



Keystone
Basement Systems





Instructions

Notate any findings in the space provided next to each area to be inspected. Upon completion of both the interior and exterior inspections, use this form to help you find the possible cause of foundation damage.

Quick Start Guide

Below is a list of warning signs, based on how difficult they may be to find. As the level of difficulty increases, you may need to push aside shrubbery, move boxes from walls or even climb onto a ladder to inspect support joists.

Signs That Are Easy To Find ★☆☆☆☆

The following should be obvious, even if you weren't specifically looking for signs of damage. If it hasn't rained recently, you may need to physically touch the walls and floor to see if either is damp, especially near cracked sections.

- **Water Intrusion:** The presence of water from rainfall, snow melting or groundwater found in the basement as well as walls that are consistently damp.
- **Large Wall Cracks:** The visible presence of vertical, horizontal or diagonal cracks large enough to be seen from a distance.
- **Buckling Walls:** Noticeable unstable walls that have moved or appear stressed, bowing inwards as well as walls that are obviously no longer flush.

Signs That Are Moderately Difficult To Find ★★★☆☆

These signs may still be fairly easy to identify when you are actively searching for them. You may need to move objects from walls for closer inspection. Using a flashlight for darker corners can help you identify damage such as efflorescence and spalling, which could look similar in the dark to untrained eyes.

- **Efflorescence:** White powder or residue found on all areas of basement walls, close to the floor.
- **Paint Damage:** Peeling, bubbling or chipped paint found over large sections of walls, specifically in the same general area.
- **Spalling:** Flaking concrete, cement or cinder block found on the floor next to affected walls.
- **Smaller Wall Fissures:** Tiny, spider web hairline cracks that will evolve into larger, more noticeable cracks.
- **Smell Of Mildew:** Dank, musty odors signifying the presence of mold, usually hidden in rafters, crawl spaces and corners.

Signs That Are Harder To Find ★★★★★

These symptoms are often harder to find even when you are specifically searching for them. Moving objects from walls or climbing onto a step ladder may be required. Use a surgical styled face mask in areas where mold is likely to grow.

- **Damp Walls:** Basement walls that are continuously damp to the touch, caused by water leakage or high humidity.
- **Uneven Walls:** Basement walls that appear to be bowed or extended, determined by the use of common tools such as a bubble level.
- **Mold:** Dangerous fungi that thrive in dark, damp areas, often undetected in hidden corners and behind water damaged walls.
- **Uneven Floors:** Inconsistent levels throughout the basement, found by the use of a bubble level or raised tiles and floor cracks.

Tools You May Need:

- A note pad (if sufficient space isn't provided on this inspection form)
- Flashlight
- Tape Measure
- Step-stool (interior inspection)
- Awl (or any tool sharp enough to mark hard surfaces such as wood)



Interior Inspection

Select a corner of the basement and work around the foundation, recording anything unusual on your inspection form. You may need to move storage boxes, furniture, etc. in order to perform a thorough inspection.

Floor

Is there any evidence of standing water, cracks, water spots, etc.?

YES NO

NOTES _____

Walls

Any noticeable cracks, flaking or small openings present?

YES NO

NOTES _____

Ceiling

Are there signs of water spots or cracks?

YES NO

NOTES _____

Support Beams

Do the beams feel secure?
Are they in good condition?

YES NO

NOTES _____

Columns

Does the area surrounding the top and bottom look distressed?

YES NO

NOTES _____



Exterior Inspection

Although some portions of your foundation will not be visible, you will still be able to observe enough of an area to gather valuable information. You may need to move landscape or scrape away mulch in order to perform a thorough inspection.

Slope Of The Terrain

Is the yard level? Is rainwater able to roll down hill away from the foundation?

YES NO

NOTES _____

Conditions of Gutters

Are gutters free and clear of debris?
Are they rusted out in any areas?

YES NO

NOTES _____

Placement of Downspouts

Are downspouts diverting rain away from the house?
Are they aligned properly in order to achieve this?

YES NO

NOTES _____

Landscaping

Is landscaping placed in order to divert water from the foundation? Are there any large trees or plants too close to the home, where roots can put pressure on the foundation?

YES NO

NOTES _____

After Your Inspections Are Complete

Upon completion of both inspections, compare notes to see what conclusions can be drawn from the data. For example, if your interior inspection revealed a damp basement wall, and your exterior inspection detailed a clogged downspout in the same area, it's likely these conditions are related.

