

Kansas City Healthy Foundation Checklist

OUTSIDE DRAINAGE

- Roof gutters are not fully in tact
- Roof gutters are not cleaned
- Gutter downspouts end less than 10 feet from the home
- Ground drains are clogged (*test by running hose water*)
- Ground drains run to daylight less than 10 feet from home
- Drains do not match grade and natural water progression
- Path of water is not understood
- Grade is not regularly maintained around foundation (*need a 6" drop over 10 feet*)
- Dirt is separating from the foundation
- Lack of appropriate ground cover near foundation (*stone, mulch preferred*)
- Puddles will form in yard with rain

OUTSIDE FOUNDATION

- Foundation cracks
 - horizontal
- Foundation cracks
 - vertical
- Masonry cracks or gaps
- Mortar is not in tact
- Steps are separating
 - / sinking
- Sidewalk / driveway directs water towards foundation
- Sidewalk / driveway not level
- Animal holes / burrows near foundation

INSIDE - UPSTAIRS

- Significant cracks in or coming out of door frames
- Significant cracks in or coming out of window frames
- Significant drywall cracks
- Cracks in wall seams
- Cracks in ceiling seams / crown molding
- Sloping floors (*will a golf ball roll?*)
- Fireplace cracks
- Apparent cosmetic coverage of problems
- Windows sticking
- Doors sticking
- Uneven spaces above / below doors
- Apparent modification to door tops / bottoms
- Excess drywall nails are coming out

INSIDE BASEMENT - STRUCTURAL

- Horizontal wall cracks
- Vertical wall cracks
- Angled wall cracks
- Fireplace cracks
- Cinder block cracks
- Walls are bowing (*they do not appear perpendicular & straight*)
- Walls are leaning (*they do not appear perpendicular & straight*)
- Cracks in foundation floor / changes in elevation
- Sloping floors (*will a golf ball roll?*)
- Crumbling mortar (*stone or cinder block*)

INSIDE BASEMENT - WATERPROOFING

- Musty smell
- Dark mold is visible
- White water residue is visible
- Water from foundation walls
- Water from foundation floors
- Water marks on baseboards / walls
- Dehumidifier in obvious use
- Damage to items on basement floor
- Sump Pump is not working (*and /or is older than 7 years*)
- Sump Pump does not have battery backup
- New carpet / new walls / paint have been used to obviously cover up former problems

OTHER

- The seller's disclosure does not adequately address any related items
- We have specific concerns about our foundation at this time (*list below*)
- We have had foundation work done in the past.

To learn more about how to use this form and/or download another copy, visit www.foundation1.com/form

Use this checklist to evaluate your home's foundation. Any checked items could eventually lead to potential challenges and should be evaluated. If you have numerous items checked, it is wise to have a Foundation Company out to help evaluate. Foundation health should be considered at the time of transaction by both buyers and sellers.

Foundation 1 has been serving Kansas City homeowners with foundation repair and waterproofing services since 2001.