

Foundation Health Checklist

Property Address: _____

Date: _____



Area Wide
Waterproofing

708-274-7467

1. 🔍 EXTERIOR: Water Management

- **Grading:** Soil slopes away from the foundation (minimum 6 inches over 10 feet).
- **Downspouts:** Extensions carry water at least 10+ feet away from the walls.
- **Gutters:** Free of debris and not overflowing/leaking.
- **Puddling:** No evidence of standing water near the perimeter.
- **Foundation Exposure:** At least 4–6 inches of foundation visible below the siding.

2. EXTERIOR: Structural Integrity

- **Stair-Step Cracks:** No zig-zag cracks in brick mortar or concrete blocks.
- **Siding Gaps:** No separation where the house meets the foundation.
- **Chimney Lean:** The chimney is perfectly vertical and not pulling away from the structure.
- **Sinking Concrete:** Sidewalks, patios, walkways, driveways, and stoops show no signs of sinking

3. 🔦 INTERIOR: The Basement/Crawlspace

- **The "Musty" Test:** No damp odors or heavy humidity.
- **Horizontal Cracks:** Walls are free of horizontal lines (signs of soil pressure).
- **Efflorescence:** No white, chalky residue on walls (indicates water seepage).
- **Wall Bowing:** Walls are perfectly plumb (not leaning or curving inward).
- **Seepage:** No staining at the "cove joint" (where the floor meets the wall).
- **Sump Pump:** Basin is clear; pump is present and functional.
- **Open Earth Crawlspace:** Properly installed vapor barrier/drainage system to manage water.

4. 🏠 UPPER LEVELS: The "House Shift"

- **Doors/Windows:** Open and close smoothly without sticking or "ghosting."
- **Floors:** No noticeable slopes, "spongy" spots, or sagging.
- **Drywall:** No cracks radiating from the corners of door or window frames.

⚠️ Red Flag Summary

Total "Yes" boxes checked: _____

- **0–2:** Normal wear/maintenance.
- **3–5:** Suggest a professional inspection by Area Wide Waterproofing.
- **6+:** Significant issues may be present; proceed with professional guidance.

📋 RECOMMENDED NEXT STEPS

1. **Review Findings:** If you checked more than 2 boxes, don't panic. Many issues are common and can be permanently fixed with a transferable warranty. Catching them early allows for better negotiation and long-term protection of the investment.
2. **Request a Professional Assessment:** Use your inspection period to get a specialized foundation or waterproofing quote.
3. **Cost-to-Cure:** Use the professional estimate to negotiate repair credits or a price reduction during the due diligence period.
4. **Long-Term Protection:** Ensure any repairs include a drainage plan to prevent future movement.

CONTACT INFORMATION

For a professional consultation or to schedule a structural estimate, contact:

📞 708-274-7467

🌐 www.AreaWideWaterproofing.com | ✉️ info@areawidewaterproofing.com

📍 Protecting your home from the ground up.

