



FOUNDATION INSPECTION CHECKLIST

A thorough inspection helps identify potential foundation issues early and protects your home.

PROPERTY ADDRESS: _____ DATE: _____

INSPECTOR NAME: _____ WEATHER CONDITIONS: _____

1. EXTERIOR INSPECTION	GOOD	FAIR	POOR
Exterior walls & brick – cracks, bulging, or separation	☐	☐	☐
Stair-step cracks in brick or mortar	☐	☐	☐
Windows – difficulty opening/closing or gaps around frames	☐	☐	☐
Doors – difficulty opening/closing or gaps around frames	☐	☐	☐
Roofline & eaves – signs of sagging or unevenness	☐	☐	☐
Gutters & downspouts – proper drainage and extensions	☐	☐	☐
Grading – soil slopes away from foundation	☐	☐	☐
Trees & shrubs – roots near foundation	☐	☐	☐
Porches, patios, & driveways – cracks, settling, or uneven surfaces	☐	☐	☐

ADDITIONAL NOTES

2. INTERIOR INSPECTION	GOOD	FAIR	POOR
Interior walls – cracks or separation	☐	☐	☐
Ceilings – cracks or uneven areas	☐	☐	☐
Floors – sloping, uneven, or bouncy	☐	☐	☐
Doors & windows – sticking or not closing	☐	☐	☐
Corners – gaps or separation at wall/ceiling joints	☐	☐	☐

3. CRAWL SPACE / FOUNDATION (IF ACCESSIBLE)	GOOD	FAIR	POOR
Piers & support posts – cracks, lean, or deterioration	☐	☐	☐
Floor joists & beams – signs of damage or moisture	☐	☐	☐
Moisture – standing water or damp soil	☐	☐	☐
Ventilation – adequate and unobstructed	☐	☐	☐

RECOMMENDATION

☐ No Immediate Concerns

☐ Monitor / Minor Repairs Recommended

☐ Further Evaluation Recommended

☐ Immediate Repairs Recommended

Inspector Comments:

EARLY DETECTION CAN SAVE YOU TIME AND MONEY.
If you checked any "FAIR" or "POOR" items, we recommend consulting with a foundation repair professional.

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