

Foundation Inspection Checklist: Crawl Space and Slab

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Property	
INSPECTION DATE	INSPECTED BY
PROPERTY ADDRESS	
OCCUPANCY	FOUNDATION TYPE
UNDER-FLOOR OR BASEMENT ACCESS LOCATION	
ACCESS METHOD	WEATHER DURING THE WALK

☐ Owner or agent present

Site grade and drainage

Item	OK	Defect	N/A	Notes
Finished grade slopes away from foundation walls	☐	☐	☐	
No low spots or standing water against the foundation	☐	☐	☐	
Drains or swales carry water away where a 10-foot fall is blocked	☐	☐	☐	
Walks, patios, and driveways near the house slope away or have a drain	☐	☐	☐	
Gutters present, attached, and not overflowing at the wall	☐	☐	☐	
Downspouts discharge away from the foundation	☐	☐	☐	
Splash blocks or extensions keep roof water off the backfill	☐	☐	☐	
Soil, mulch, and plantings not piled against siding or holding water at the wall	☐	☐	☐	
Retaining walls or steep slopes not directing water or soil at the house	☐	☐	☐	

Exterior foundation walls

Item	OK	Defect	N/A	Notes
Visible foundation wall type identified on all sides you can see	☐	☐	☐	
No bowing, leaning, or offset of visible foundation walls	☐	☐	☐	
Cracks described: hairline, vertical, stair-step, or horizontal	☐	☐	☐	
Concrete, brick, or mortar not heavily spalled or missing where water can enter	☐	☐	☐	
Top of the foundation is above adjacent finished grade	☐	☐	☐	
Exterior wood siding, sheathing, or wall framing clear of soil	☐	☐	☐	

No wood in contact with or near soil at the exterior	☐	☐	☐	_____
Previous patches, steel, or parging noted and not failing	☐	☐	☐	_____
House-to-addition or porch junctions show no large separation	☐	☐	☐	_____

Crawl space

Item	OK	Defect	N/A	Notes
Crawl access opening present and not blocked	☐	☐	☐	_____
Crawl entered, or reason for viewing from the opening only is recorded	☐	☐	☐	_____
Foundation vents present, open to the crawl, and not buried or blocked	☐	☐	☐	_____
Dirt floor has a ground cover (plastic or Class I vapor retarder) if the earth is exposed	☐	☐	☐	_____
No standing water, active seepage, or wet soil in the crawl	☐	☐	☐	_____
Piers, posts, and columns bearing, reasonably plumb, and not decayed at the base	☐	☐	☐	_____
Beams and girders bearing at ends and not heavily decayed or split	☐	☐	☐	_____
Mudsill or rim visible from the crawl: in place and not decayed	☐	☐	☐	_____
No wood-to-soil contact under the floor (form boards, debris, or settled grade)	☐	☐	☐	_____
Anchor bolts or straps visible at the mudsill, with nuts present if bolts are used	☐	☐	☐	_____
Crawl sump or interior drain, if present: cover in place, no sewage or standing flood	☐	☐	☐	_____

Basement

Item	OK	Defect	N/A	Notes
Basement access usable; walls and floor not fully blocked from view	☐	☐	☐	_____
Basement walls not bowed, leaning, or laterally displaced	☐	☐	☐	_____
Basement wall cracks described (vertical, stair-step, horizontal)	☐	☐	☐	_____
No active water penetration, damp walls, or wet floor	☐	☐	☐	_____
No widespread efflorescence or salt crust on basement masonry or concrete	☐	☐	☐	_____
Basement floor slab: no heave, wide open cracks, or standing water	☐	☐	☐	_____
Sump pit, if present: liner intact, cover in place, no sewage in the pit	☐	☐	☐	_____
Sump pump with an accessible float operates, if a pump is present	☐	☐	☐	_____
Window wells, if present: drain open, not holding water against the wall	☐	☐	☐	_____
Wood furring, plates, or stairs not decayed from wall or floor moisture	☐	☐	☐	_____
Sill or plate anchors visible on unfinished basement walls, if the plate can be seen	☐	☐	☐	_____

Slab-on-grade

Item	OK	Defect	N/A	Notes
Visible slab edges and garage slab inspected	☐	☐	☐	_____
Visible slab cracks described; no large vertical offset at the crack	☐	☐	☐	_____
No damp slab edge, musty carpet on concrete, or cupping wood at the slab	☐	☐	☐	_____
Visible sole plate on the slab: in place, not decayed, capillary break or treated wood if you can see it	☐	☐	☐	_____
Anchor bolts or straps visible at slab sole plates (often in the garage)	☐	☐	☐	_____
Control joints and the house-to-driveway joint do not hold water against the wall	☐	☐	☐	_____
No obvious slab heave or settlement that has opened the wall-to-slab joint	☐	☐	☐	_____

Interior movement signs

Item	OK	Defect	N/A	Notes
Doors and frames operate without new binding that suggests settlement	☐	☐	☐	_____
Floors in the rooms walked do not show an obvious slope or bounce at a support	☐	☐	☐	_____
Drywall or plaster: no stair-step or opening cracks at windows and corners	☐	☐	☐	_____
Brick or masonry veneer cracks that line up with foundation movement	☐	☐	☐	_____
No cut, notched, or bored floor framing that looks like a structural or safety concern	☐	☐	☐	_____

Findings and sign-off

FINDINGS

ACTION

INSPECTOR SIGNATURE

OWNER OR AGENT SIGNATURE

TIME SIGNED

Reference only. Verify against local codes, a licensed inspector or a qualified contractor.