

Basement & Crawlspace Checklist

Crawl Space / Unfinished Basement Further Structural Evaluation & Repairs Required, (See Foundation & Structure)

- 1) **Hand Dug** No Yes; Total / Partial **Problem;** Undermined Foot(s)¹ / Requires Proper Footing(s), Retaining Wall System(s)
- 2) **Access** Yes N/V N/A **Problem;** Partial / Limited Clearance / Standing Water / Falling Insulation / Obstructed
- 3) **Access Panel** Yes N/V N/A **Problem;** Water Entry / Damaged / Stuck / Blocked / Missing / Rusted / Rotted / Inadequate
- 4) **Ground** Dirt Gravel Mud, Erosion [**Concrete Slab** **Problem;** Cracking / Settling / Hollow Soundings / Amateur]
 - Problem; Standing Water / Damp / Needs Grading / [Remove; Building Debris / Trash / Fungus / Rotting Wood / Damp Conditions / Pest(s)]
 - a) **Remove From Ground Contact;** Electrical / Plumbing / Ductwork / Framing / Insulation / HVAC System / Well Tank / Other _____
 - b) **Vapor Barrier** Yes N/A **Problem;** Missing / Partial / Wet / Required / Improperly Installed / Should Lap up onto Wall / Replace
- 5) **Moisture**¹ N/V Yes Elevated Moisture Readings _____ % & _____ Observed at _____
 - Problem;** Dampness / Standing Water / Efflorescence / Seepage / Water Stains / Metal Corroded / Mildew, Fungus / Rot / Rust Observed
- 6) **Sump Pump** Yes N/V Could Not Operate Internal Switch Pit With No Pump Pump with Inadequate Pit
 - Problem;** Recommended / Poor Installation / Pit Failing / Improper Drainage / Not Operational / Drain Tile Improperly Installed / Switch Binds
- 7) **Insulation** Yes N/V **Problem;** Obstructing Inspection / Falling Down / Stringing Down / Wet / Missing Recommended
- 8) **Ventilation** Yes N/A **Problem;** None / Inadequate / Below Grade / Water Infiltration / Damaged / Blocked / Loose / Stuck
- 9) **Interior Piers / Supports** Yes N/A Block Brick Wood Steel Other _____
 - Problem**¹; Amateur Work / Leaning / Inadequate Footing / Inadequate Installation / [Inadequate Supports Under, Joist, Beam, Stair Landing]
- 10) **Framing** Yes **N/V;** [Sill Plate / Joist / Subfloor / Beams / Walls / Ceilings / Below Stair Landing / Areas Blocked By Items, etc.]
 - Problem**¹; Minor Severe Extensive; Rot / Insect Damage / Water Damage / Water Stains / Mildew, Fungus / Rusting Joist, etc. Cracking / Notched / Drilled / Crushing / Missing Crush Blocks / Recommended Sistering¹ / Bridging / Missing Hangers, Nails / Amateur Work
 - Observed At;**¹ Sill Plate / Joist / Subfloor / Beams / Walls / Ceiling / Below Stair Landing Inadequate Shims, Blocking Under Beams
- 11) **Subfloor** Yes **Problem;** Minor Severe; Rot / Sagging / Water Stains / Water Damage / Old Repairs / Inadequate Repairs
- 12) **Entry Exterior;** Yes N/A **Problem;** Susceptible To Water Infiltration / Water Stains, Damage / Rusting / Drain Clogged
- 13) **Stairs** Yes N/A **Problem;** Inadequate Connections / Hazardous / Cracked; Stringer, Treads / Visible Rot / Missing Handrail

• **Additional Comments**¹ Elevated moisture levels in a basement or crawlspace could lead to mildew or rotted wood and possible structural problems. Continuously damp or wet soil could lead to unstable ground conditions, allow piers and/or footings to settle, and could lead to a structural problem.

Finished Basement¹ Further Evaluation Recommended Water Proofing Recommended Partially Finished¹

- 1) **Walls** Drywall Wood Paneling Insulation Freshly Painted, Could Not Properly Evaluate Condition
 - Problem;** Water Stains / Damp / Soaked / Damaged / Mildew / Rot / Loose / Amateur Workmanship / Falling Down / Undulation Observed
- 2) **Floor** Carpet Vinyl, Linoleum Tile Ceramic Sheet Goods Wood Concrete (see above)
 - Problem;** Water Stains / Water Damage / Soaked / Damaged / Mildew / Loose / Falling Down / Sagging / Amateur Installation / Undulation

• **Additional Comments**¹ If walls or floors are covered, finished or blocked, a thorough inspection is not possible. If a problem is suspected, the wall coverings should be removed for a complete inspection. Further evaluation and structural repairs recommended by either a licensed contractor, or qualified individual.