

# FOUNDATION 4A

- An unchecked box indicates that this feature was not inspected, not applicable, not required or not found.  
 This feature was inspected, working properly or needs some action - **X** indicates feature was NOT working as intended, needs immediate attention or is highlighted for your information.

**STRATA** Many elements are maintained by Strata and may not have been fully accessible or inspected

## FOUNDATION TYPE

- CRAWLSPACE  RAISED FOUNDATION  SLAB-ON-GRADE  COMBINATION

- Limitations**  Finished surfaces, interior wall insulation, furniture, debris, snow, vegetation, storage, locked or inadequate access  
**Accessibility**  Restricted access  Low headroom  Sills cannot be examined in slab-on-grade construction  
**Footings**  Concealed  Footing depth cannot be determined  Non-continuous footing  
**Framing**  Enclosed structural framing cannot be evaluated  Recently completed repairs or renovations  
✓ Comments based on unfinished areas only - unable to determine if any damage or water behind finished walls, floors or ceilings

## SITE GRADING

- Appears Functional  Partially covered with vegetation, debris, storage, snow or ice

- Flat Site  Gentle Slope  Steep Slope  Soil in contact with stucco or siding  
**Potential poor drainage**  soil sloping towards foundation  Gutters or downspouts should be added, extended or repaired  
✓ This inspection does not include geological conditions or site stability information. Yard drains (if any) are not tested

## PERIMETER WALLS

- Appears Functional  Limitations (see limitations noted above)

- Poured Concrete  Concrete Block  Brick  Stone  Post/Girder  Preserved Wood Foundation (P.W.F.)  
**Cracks:**  Typical  Major **Anchor Bolts:**  Visible  Not visible  Underpinning recommended  
 Moisture / Stains / Efflorescence  Evidence of patching  
 Spalling / Bowed / Deteriorated Mortar  Honeycombing / Voids noted (fill voids)  
**Vapour Barrier:**  Not visible  None on exposed walls  Yes -  Poly  Appears to be incomplete or improperly installed  
 Recent soil movement suspected, major cracks noted - recommend review by geotechnical engineer  
 Mobile Skirting:  Vinyl  Vinyl with wood frame  Metal with Wood frame  Wood with wood frame  Combination

## FLOOR / SLAB

- Appears Functional  Much of slab not visible due to floor covering, furniture, storage or debris\*

- Concrete  Dirt / Sand  Gravel  Vinyl or Carpet  Ceramic Tile  Wood product  Uneven flooring areas  
**Cracks:**  Typical  Major  Slab settlement or shrinkage (typical)  Recommend removal of all wood fibre / cellulose debris  
**Vapour Barrier**  Recommended  Yes -  incomplete or improperly installed  Poly (should be overlapped and sealed)  
\* Floor coverings or furniture prevents detection of settlement cracking. If removed, we will re-inspect (at additional cost)

## WATER / MOISTURE INTRUSION

- Evidence of water entry:**  None  Slight  Moderate  Extensive

- Efflorescence or stains  Swollen or rotted materials  Raised storage  
 Possible Fungi / Mildew / Mould Growth  Spring run off / high water table  Sump or ejector pump visible (see pg. 14)  
 Floor water / water spots through slab  Damp foundation walls  Occasional seepage is possible

An examination of the accessible areas showed  **NO INDICATION OF ACTIVE WATER LEAKS** from an outside source. Any visible stains may be result of a leaking water pipe, a leaking water heater or other water source which may have happened **SOMETIME DURING THE LIFE OF THE HOUSE. SEASONAL DAMPNES FROM GROUND WATER IS NOT ALWAYS DETECTED**

## FOUNDATION

- Standing water, wet areas or elevated moisture levels were found** in one or more areas of the basement or crawlspace. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the basement. A qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs include:  
✓ Repairing, installing or improving water run-off systems (gutters, downspouts and extensions or drain lines)  
✓ Improving perimeter grading  
✓ Repairing, installing or improving footing or perimeter drains  
✓ Ideally, water should not enter the basement, but if water must be controlled after it enters the basement, then typical repairs include installing sump pump(s) or interior perimeter drains.
- Evidence of PRIOR water intrusion** was found in one or more areas of the basement. This includes water stains or efflorescence on the foundation walls, floors, at bases of support posts, etc. Moisture is a conducive condition for wood destroying insects and organisms and should not be present in the basement. The client should review any disclosure statements available and ask the owner about past water leaks in the basement. The basement should be monitored in the future, especially after heavy or prolonged periods of rain or winter run-off. If water is found, see Note 1 above.
- PERIMETER GRADING slopes towards the structure** in one or more areas. This can result in water accumulating around the structure's foundation, or in basements and crawlspaces. Moisture is a conducive condition to wood destroying insects and organisms. Wet soil may also cause the foundation to settle and possibly fail over time. Recommend grading soil so it slopes away from the structure with a slope of at least 5% (10% is better) for at least 2 meters.
- One or more CRACKS** (1/8 inch or more in width) were found in the foundation. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. Numerous products exist to seal such cracks including:  
✓ Hydraulic cement  
✓ Resilient or flexible elastomeric caulks.  
✓ Epoxy sealants (both a waterproof and structural repair).
- LARGE CRACKS** warrant monitoring for movement, or - if extremely large, they should be checked by a professional foundation specialist in that area. Many cracks have been there for many years and further settlement or movement might not ever happen.