

# Homeowner's Foundation Inspection Checklist

15 things to check before calling a repair company

From Integrity Foundation Repair - DFW Trusted Experts Since 2000

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## Part 1: Exterior Inspection

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Walk the perimeter of your home. Bring this checklist and a flashlight. Check each item.

**1. Visible Cracks in Foundation Walls**

Hairline cracks are normal. Cracks wider than 1/8" or with displacement (one side higher) are structural red flags.

Notes: \_\_\_\_\_

**2. Stair-Step Cracks in Brick Mortar**

Look at exterior brick veneer. Stair-step cracking along mortar joints indicates settlement. Note location and direction.

Notes: \_\_\_\_\_

**3. Gaps Between Foundation and Soil**

Walk the perimeter. Gaps where soil has pulled away from foundation indicate soil shrinkage - common in Texas summers.

Notes: \_\_\_\_\_

**4. Chimney or Porch Leaning**

Stand back 20+ feet. Does the chimney lean? Does the porch pull away from the house? Check both front and back.

Notes: \_\_\_\_\_

**5. Water Pooling Near Foundation**

After rain, check for standing water within 5 feet of the foundation. Water is the #1 cause of DFW foundation problems.

Notes: \_\_\_\_\_

**6. Gutter and Downspout Condition**

Are gutters clean and flowing? Do downspouts extend at least 3-5 feet away? Clogged drainage = foundation risk.

Notes: \_\_\_\_\_

## Part 2: Interior Room-by-Room

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Check every room, especially those along exterior walls. Pay extra attention to rooms with large windows.

**7. Diagonal Cracks Above Doors and Windows**

Cracks running diagonally from the corner of a door or window frame are a classic foundation settlement sign.

Notes: \_\_\_\_\_

**8. Sticking Doors or Windows**

Try every door and window. Do any stick, jam, or require force? Seasonal swelling is normal; persistent sticking is not.

Notes: \_\_\_\_\_

**9. Uneven or Sloping Floors**

Place a marble or golf ball on hard floors. Does it roll? Use a level. More than 1" slope in 15 feet is concerning.

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Notes: \_\_\_\_\_

## 10. Gaps Between Walls and Floor/Ceiling

Check baseboards and crown molding. Gaps where walls meet floors/ceilings indicate the structure is separating.

Notes: \_\_\_\_\_

## 11. Cabinet Doors That Swing Open

Open kitchen and bathroom cabinet doors halfway. If they swing fully open or shut on their own, the floor is unlevel.

Notes: \_\_\_\_\_

## 12. Nail Pops in Drywall

Small circular bumps where drywall nails have pushed through. A few are normal. Clusters indicate movement.

Notes: \_\_\_\_\_

## Part 3: Red Flags - Call Now

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*These three items mean you should schedule an inspection immediately. Do not wait.*

## ! 13. Doors That Will Not Close At All

Not just sticking - will not close. This level of frame distortion often requires 10+ piers. The longer you wait, the worse it gets.

Notes: \_\_\_\_\_

## ! 14. Water Intrusion Through Foundation Cracks

Water coming through cracks in foundation/basement walls. This is structural AND a mold risk. Address within days, not weeks.

Notes: \_\_\_\_\_

## ! 15. Cracks Over 1/4" With Displacement

Cracks where one side is visibly higher than the other - especially in exterior brick or foundation. This is active settlement.

Notes: \_\_\_\_\_

## Your Findings Summary

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Tally your checked boxes above. If you have 3+ total checks or ANY red flags, schedule a free inspection.

**Found something? Call (817) 561-6500 for a free, no-obligation inspection.**

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