

Dates Inspected:						Inspected by:

TS-0068

Foundations

These instructions are to be used as a guide to help you maintain your home or office in a safe and efficient manner. They do not replace the requirements of the manufacturer. You should ALWAYS review your owner's manual for additional preventive maintenance requirements.

This inspection is designed to extend the life of your foundation.

1. Visually inspect the foundation of your house. Look for cracks, insect infestations, deterioration, and evidence of drainage problems. For example, if a gutter pipe coming from your roof drains next to the foundation, check to make sure the water drains away from your foundation and not toward the foundation.
2. Small hairline cracks should be monitored over time and should be filled with urethane caulking immediately (you may have to dig down to caulk the entire crack). We recommend that you take a picture of the problem area and keep it in your maintenance records. You can use it during the next inspection to determine if the crack has become larger. If you are uncomfortable with the crack, contact a professional to provide an evaluation.
3. If water drainage problems are detected, take necessary steps to fill in low spots and re-route drainage pipes and gutters to take water away from the foundation.

Notes:

Water is destructive and caulking will keep water out of foundations and basement walls. If water is allowed to enter a crack and it freezes, the frozen water will expand and can increase the size of the crack causing additional damage to your structure. We recommend using urethane caulking. A \$10.00 tube of caulking could save you \$20,000 in repairs costs later. Urethane caulking can be messy so you should have mineral spirits handy to clean caulking from your hands and clothing.

The Maintenance Guru says take your time and do a thorough inspection. Ask if you have questions!