



Dates Inspected:						Inspected by:

TS-0046

Basement

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 detect structural conditions. Basements provide support to the structure so visual supports should be inspected when possible. Finished basements are less accessible but signs of structural problems can still be found.

1. Inspect the exterior walls for signs of structural problems such as cracks. Small hairline cracks should be monitored over time and should be filled with urethane caulking from the inside and the outside (you may have to dig down to caulk the outside). If you are uncomfortable with the crack, contact a professional to provide an evaluation. 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.

2. Inspect the load bearing walls for signs of sagging or decay. If problems exist, contact a professional.

3. Inspect around windows for signs of water or leaks. Make the necessary repairs if possible. If the repairs are beyond your level of experience, contact a professional.

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.

Often, a structure settles some after construction. With very minor adjustments to the load bearing walls, the home can be adjusted through the use of wall jacks and other structural supports that when applied early, can save thousands of dollars in wall repairs later. The most common wall repair includes cracks in sheetrock that often indicates a small shift in the home.

Take the time to do a thorough inspection. Ask if you have questions!