

# **FOUNDATION INSPECTION CHECKLIST**

## **1. Inspect Foundation Construction (R404.1 Fig. R403.1(1) )**

***Determine if the:***

- A. Foundation walls are centered on footings.
- B. Footing projection is a minimum of 2 in. on each side.
- C. Footing projection does NOT exceed the footing thickness.

***Determine that, if anchor bolts are used, they are:***

- D. Set at least 7 in. into the concrete or masonry wall.
- E. Not more than 6 feet on center.
- F. Not more than 12 in. from the end of each plate.
- G. At least ½ in. in diameter.
- H. Attached to plate with washer and nut tightened down to plate.

***If other foundation anchorage is used, determine if:***

- I. It is an approved type.
- J. It is installed per manufacturer's installation manual.
- K. Confirm that concrete meets or exceeds the strength requirements in Table R402.2

## **2. Inspect minimum foundation wall thickness and maximum unbalanced backfill height (R404.1.1)**

- A. Measure the foundation wall thickness.
- B. Determine the height of unbalanced fill (distance from the floor to the finished grade).
- C. Identify the type of construction material and type of lateral support.
- D. Identify and/or determine the soil classification
- E. If walls are subject to hydrostatic pressure from groundwater or support more than 4 feet of unbalanced backfill and do not have permanent lateral support at the top and bottom, then design is required in accordance with engineering practice.

## **FOUNDATION INSPECTION CHECKLIST CONTINUED**

\_\_\_\_\_ F. If foundation walls are plain concrete or masonry then confirm minimum wall thickness and maximum height of unbalanced backfill with Table R404.1.1(1).

\_\_\_\_\_ G. If foundation walls are reinforced concrete or masonry, confirm that minimum wall thickness, maximum height of unbalanced backfill, reinforcement and engineered design comply with Tab. R404.1.1(2), R404.1.1(3) or R404.1.1(4) or the approved design.

### **3. Concrete and Masonry Foundation Dampproofing and Waterproofing (R406.1, R406.2)**

\_\_\_\_\_ A. If masonry foundation walls enclose habitable or usable space, then verify that they are covered with 3/8 inch thick parging of Portland cement from footing to finished grade.

\_\_\_\_\_ B. If masonry or concrete foundation walls enclose habitable or usable space, then verify that dampproofing of approved bituminous material is applied from footing to finished grade over concrete or parged masonry walls.

\_\_\_\_\_ C. If a high water table or other severe soil-water condition exists, then verify that approved waterproofing membrane was applied from the footing to the finished grade over concrete or parged masonry foundation walls. Membrane joints must be lapped and sealed.

### **4. Pier inspection**

\_\_\_\_\_ A. Check to see that a footer, minimum 2' x 2' x 8", is located at the bottom of the pier.

\_\_\_\_\_ B. Check to see that the bottom of the footer is minimum 4' below grade.

\_\_\_\_\_ C. If the required 4' frost protection cannot be achieved, check to see that the pier is pinned to ledge.