



Phoenix Foundation Water & Drainage Home Inspection Checklist

A printable walk-around guide from Foundation Water Guide

Property: _____

Inspection date: _____

Recent weather: ☐ Extended dry weather ☐ Light rain ☐ Heavy monsoon storm
☐ Repeated storms ☐ Recent irrigation changes

Last significant rainfall: _____

Inspected by: _____

Walk the perimeter of your home and check any conditions you observe.

Around the Foundation

- ☐ Ground slopes **toward** the foundation
- ☐ Low spots or depressions are present near the home
- ☐ Water pools near the foundation after rain or irrigation
- ☐ Soil erosion or channels are visible
- ☐ Gaps have developed between the soil and foundation
- ☐ Landscaping directs or traps water near the home
- ☐ Patios, walkways or other hard surfaces appear to drain toward the home
- ☐ Soil remains unusually damp in one or more areas
- ☐ Irrigation leaks or excessive watering are visible

Areas of concern / location: _____

When did you notice it?

☐ During rain ☐ Shortly after rain ☐ Days after rain ☐ During dry weather ☐ Not sure

Photo taken? ☐ Yes ☐ No **Photo #:** _____

Gutters & Downspouts

- ☐ Gutters contain visible debris or appear clogged
- ☐ Signs of gutter overflow or water staining are visible



- ☐ A downspout is disconnected, damaged or leaking
- ☐ Downspouts discharge close to the foundation
- ☐ Downspouts discharge too close to the foundation
- ☐ Water pools near a downspout outlet
- ☐ Underground downspout drainage may appear blocked
- ☐ Soil erosion is visible near a downspout

Areas of concern / location: _____

When did you notice it?

- ☐ During rain ☐ Shortly after rain ☐ Days after rain ☐ During dry weather ☐ Not sure

Photo taken? ☐ Yes ☐ No **Photo #:** _____

Foundation Exterior

- ☐ Cracks are visible in exposed foundation concrete
- ☐ Existing crack appear to have changed
- ☐ Cracks are visible in exterior stucco
- ☐ Concrete shows flaking, chipping, or deterioration
- ☐ Patios or walkways show signs of settling
- ☐ Water stains or discoloration are visible
- ☐ White mineral deposits are visible on concrete
- ☐ Water collects where the foundation meets the ground

Areas of concern / location: _____

When did you notice it?

- ☐ During rain ☐ Shortly after rain ☐ Days after rain ☐ During dry weather ☐ Not sure

Photo taken? ☐ Yes ☐ No **Photo #:** _____

Foundation Interior & Living Areas

Check any conditions you observe inside the basement or crawl space.

- ☐ New cracks are visible in walls or ceilings
- ☐ Existing cracks appear to have changed
- ☐ Cracks are visible in tile or concrete floors



- ☐ Floors appear uneven or sloped
- ☐ Doors or windows stick or no longer close properly
- ☐ Gaps are visible along baseboards or flooring
- ☐ Damp spots or water stains are visible near floors
- ☐ Flooring appears warped, lifted, or discolored
- ☐ A musty or damp odor is noticeable
- ☐ Moisture appears near plumbing fixtures or walls
- ☐ White mineral deposits are visible on exposed concrete
- ☐ A damp area appears larger than during a previous inspection

Areas of concern / location: _____

When did you notice it?

☐ During rain ☐ Shortly after rain ☐ Days after rain ☐ During dry weather ☐ Not sure

Photo taken? ☐ Yes ☐ No **Photo #:** _____

Notes for a Contractor or Inspector

Where did you first notice the problem?

When does the problem usually occur?

How long does the water or moisture usually remain?



Have you noticed the problem getting worse, improving, or staying about the same?

☐ Worse ☐ Improved ☐ About the same ☐ Not sure

What changes or repairs have you already tried?

Did those changes affect the problem?

Photos/videos taken on: _____

Anything else you think may be important:

Follow-Up Inspection

Follow-up date: _____

Weather since previous inspection: _____

- ☐ No noticeable change
- ☐ More moisture or water
- ☐ Less moisture or water
- ☐ Water appeared in a new location
- ☐ Previous problem area remained dry
- ☐ New or changing crack noticed
- ☐ New pooling outside
- ☐ Drainage appears improved
- ☐ Other: _____



What changed since the previous inspection?

Did you make any drainage or water-management changes between inspections?

Photos taken? ☐ Yes ☐ No **Photo #:** _____

Phoenix Conditions to Keep in Mind

Foundation water problems can be influenced by local soil, weather, irrigation, and drainage conditions. In the Phoenix metro area, homeowners may want to pay particular attention to:

- **Intense monsoon storms** that can produce rapid runoff and localized flooding, even after extended dry weather.
- **Expansive and collapsible soils** that may swell, shrink, or settle when moisture conditions change.
- **Caliche and restrictive soil layers** that can limit downward water movement and contribute to localized drainage problems.
- **Landscape irrigation and plumbing leaks** that repeatedly wet soil near or beneath a foundation.
- **Desert washes and mountain-front runoff** that may carry stormwater toward homes near foothills or natural drainage corridors.
- **Construction fill and altered grading** that can affect drainage and soil stability, particularly in developed neighborhoods.



Tip: The most useful information is often the pattern. Keep this checklist and compare what you observe during extended dry weather, after monsoon storms, and following changes in irrigation. **When and where moisture appears can help identify the likely source of a problem.**

Need Help With What You Found?

If you found recurring water, poor drainage, persistent moisture, or another condition you'd like professionally evaluated, you can request an estimate from a professional serving the Phoenix area.

Call for a Local Estimate
(602) 362-8778