



Tucson Foundation Water & Drainage Home Inspection Checklist

A printable walk-around guide from Foundation Water Guide

Property: _____

Inspection date: _____

Recent weather: ☐ Dry / Extended dry period ☐ Light rain ☐ Heavy monsoon rain

☐ Repeated storms ☐ Recent irrigation or suspected leak

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
- ☐ Standing or pooling water is visible near the foundation
- ☐ Soil erosion or runoff channels are visible after storms
- ☐ Gaps have developed between the soil and foundation
- ☐ Desert landscaping or berms direct water toward the home
- ☐ Patios, walkways or other hard surfaces drain toward the home
- ☐ Soil remains unusually wet near irrigation lines or drip emitters

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



- ☐ Water pools near a downspout outlet
- ☐ Underground downspout drainage may be blocked
- ☐ Soil erosion is visible below or 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 the foundation or slab edges
- ☐ An existing crack appears to have changed
- ☐ Stucco, concrete or masonry shows cracking or deterioration
- ☐ Persistent damp or discolored areas are visible near ground level
- ☐ Water collects near exterior walls or slab edges
- ☐ Water staining suggests repeated wetting
- ☐ Efflorescence or white mineral deposits are visible
- ☐ Soil erosion or settlement is visible along the foundation

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 #:** _____

Interior Floors, Walls & Plumbing

Check any conditions you observe inside the home, particularly changes that are new, recurring, or getting worse.

- ☐ Standing or pooling water is present indoors
- ☐ Flooring feels damp or shows unexplained discoloration
- ☐ Tile or concrete floors have new or changing cracks
- ☐ Floor surfaces appear uneven or have changed
- ☐ Interior wall or ceiling cracks are visible



- ☐ Doors or windows have begun sticking
- ☐ Baseboards or lower walls show water staining
- ☐ A musty or damp odor is noticeable
- ☐ Flooring appears warped, lifted or separated
- ☐ Moisture is visible near plumbing fixtures or pipes
- ☐ Water appears without recent rainfall or irrigation
- ☐ Unexplained water usage suggests a possible plumbing leak
- ☐ Moisture returns to the same area after storms
- ☐ The affected area appears larger or wetter than before

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 #:** _____

Tucson Conditions to Keep in Mind

Foundation water problems in the Tucson area can be influenced by desert soils, monsoon rainfall, irrigation, terrain, and local drainage conditions. Homeowners may want to pay particular attention to:

- **Intense monsoon storms** that produce rapid runoff and allow water to collect near foundations, even after extended dry periods.
- **Expansive or collapsible soils** that may swell, shrink, or settle as moisture conditions change. These soil conditions vary by location.
- **Caliche and restrictive soil layers** that can influence how water moves through the ground or where moisture accumulates.
- **Landscape irrigation and plumbing leaks** that repeatedly introduce moisture near slab foundations, especially when surrounding soil remains dry.
- **Foothill runoff, desert washes, and erosion** that can redirect stormwater or remove supporting soil near a home.
- **Construction fill, grading, and drainage changes** that may affect how water moves across individual properties and neighboring lots.



Tip: The most useful information is often the pattern. Keep this checklist and compare what you observe during extended dry periods, after monsoon storms, and when irrigation conditions change. Photographs and inspection dates can help identify recurring moisture or movement that might otherwise be overlooked.

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 Tucson area.

Call for a Local Estimate

(520) 844-4981