



Twin Cities Foundation Water & Drainage Home Inspection Checklist

A printable walk-around guide from Foundation Water Guide

Property: _____

Inspection date: _____

Recent weather: ☐ Dry ☐ Prolonged dry period ☐ Light rain ☐ Heavy rain

☐ Repeated rain over several days ☐ Recent snowmelt or thaw

Last significant rainfall or snowmelt: _____

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 channels from flowing water are visible
- ☐ Gaps have developed between the soil and foundation
- ☐ Landscaping appears to direct or hold water near the home
- ☐ Patios, walkways or other hard surfaces appear to drain toward the home
- ☐ Soil remains unusually wet or soggy after rainfall or snowmelt
- ☐ Melting snow or ice appears to direct water toward 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 #:** _____

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 not be draining properly
- ☐ 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
- ☐ An existing crack appears to have changed
- ☐ Concrete or masonry shows deterioration, flaking or spalling
- ☐ Persistent damp or discolored areas are visible
- ☐ Window wells contain water, debris or signs of poor drainage
- ☐ Water staining suggests repeated wetting
- ☐ Efflorescence or white mineral deposits are visible
- ☐ Water appears to collect 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 #:** _____

Basement / Crawl Space

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

- ☐ Standing or pooling water is present
- ☐ Walls or floors feel damp or appear wet
- ☐ Water staining or discoloration is visible
- ☐ White, chalky mineral deposits are visible on walls or floors



- ☐ A musty or damp odor is noticeable
- ☐ Water or moisture is visible where the wall meets the floor
- ☐ Moisture is visible around basement windows or window wells
- ☐ Water appears to be entering through a crack, joint or opening
- ☐ Condensation is visible on walls, pipes, ducts or other surfaces
- ☐ Insulation appears damp, sagging or discolored
- ☐ Wood framing or other materials appear damp or deteriorated
- ☐ Mold-like growth or unusual surface discoloration is visible
- ☐ Sump pit contains unusually high water or the sump pump is not operating normally
- ☐ Moisture appears in the same area after rain or snowmelt
- ☐ The affected area appears larger or wetter 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 #:** _____

Twin Cities Conditions to Keep in Mind

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

- **Spring snowmelt and thawing conditions** that can cause water to collect near foundations, especially when the surrounding ground remains frozen or poorly drained.
- **Heavy or repeated rainfall** that can saturate soil, increase runoff, and contribute to basement or crawl space moisture.
- **Glacial soils and varying ground conditions.** The Twin Cities region contains a mixture of clay-rich soils, sandy deposits, and glacial till that can influence how water moves and drains around a home.
- **Frozen ground and seasonal freeze-thaw cycles** that can temporarily limit water infiltration and contribute to surface pooling or changing drainage patterns.



- **Low areas, poor grading, and downspout runoff** that allow rainfall or melting snow to collect near foundations rather than drain away from the home.
- **Localized groundwater and nearby water features.** Properties near lakes, wetlands, rivers, or areas with shallow groundwater may experience different moisture conditions than homes on higher, better-drained ground.

Tip: The most useful information is often the pattern. Keep this checklist and compare what you observe during dry weather, after rainfall, and during periods of snowmelt or spring thaw.

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 Twin Cities area.

Call for a Local Estimate
(651) 364-3236