

TITLE: FOUNDATION
VERSION: V3.0
DATE PUBLISHED: 08/11/23

DEFINITION: Lowest load-bearing part of a building.

PURPOSE: Provide support for a structure by transferring the structural load to the surrounding soil while also isolating the structure from ground moisture.

COMMON COMPONENTS: Foundation vent; Footing; Slab; Masonry block; Pier; Post; Tie down strap

LOCATION:

<input checked="" type="checkbox"/>	Unit	Basement; floor; wall; ceiling.
<input checked="" type="checkbox"/>	Inside	Basement; floor; wall; ceiling.
<input checked="" type="checkbox"/>	Outside	Exterior of property.

MORE INFORMATION:

- If the wall is a party or separating wall, then evaluate under the Wall – Interior standard.
- If the wall is not a party or separating wall and it is not below grade, then evaluate under the Wall – Exterior standard.
- If the wall is below grade and soil is on the exterior side, then evaluate under the Foundation standard.

DEFICIENCY 1: Foundation is cracked.

LOCATION: Unit Inside Outside

DEFICIENCY 2: Foundation vent cover is missing or damaged.

LOCATION: Outside

DEFICIENCY 3: Foundation has exposed rebar or foundation is spalling, flaking, or chipping.

LOCATION: Unit Inside Outside

DEFICIENCY 4: Foundation is infiltrated by water.

LOCATION: Unit Inside

DEFICIENCY 5: Foundation support post, column, beam, or girder is damaged.

LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: FOUNDATION IS CRACKED.

DEFICIENCY CRITERIA: Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the foundation and identify if there are any indicators of foundation cracks (e.g., cracks in walls, no functioning doors, unlevel floors or windows).

REQUEST FOR HELP: - None

ACTION: - If a crack is found, measure its length and width.

MORE INFORMATION: - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

DEFICIENCY I — INSIDE: FOUNDATION IS CRACKED.

DEFICIENCY CRITERIA: Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the foundation and identify if there are any indicators of foundation cracks (e.g., cracks in walls, no functioning doors, unlevel floors or windows).

REQUEST FOR HELP: - None

ACTION: - If a crack is found, measure its length and width.

MORE INFORMATION: - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

DEFICIENCY I — OUTSIDE: FOUNDATION IS CRACKED.

DEFICIENCY CRITERIA: Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the foundation and identify if there are any indicators of foundation cracks (e.g., cracks in walls, no functioning doors, unlevel floors or windows).

REQUEST FOR HELP: - None

ACTION: - If a crack is found, measure its length and width.

MORE INFORMATION: - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

DEFICIENCY 2 — OUTSIDE: FOUNDATION VENT COVER IS MISSING OR DAMAGED.

DEFICIENCY CRITERIA: Foundation vent cover is missing (i.e., evidence of prior installation, but now not present or is incomplete) or damaged (i.e., visibly defective; impacts functionality).

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look along the exterior foundation walls for evidence of prior installation of a foundation vent cover.
- If evidence of prior installation is found, determine if the vent cover is complete and undamaged.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 3 — UNIT: FOUNDATION HAS EXPOSED REBAR OR FOUNDATION IS SPALLING, FLAKING, OR CHIPPING.

DEFICIENCY CRITERIA: The structure has any exposed rebar.
 OR
 Foundation is spalling, flaking, or chipping, and the affected area is 12x12 inches or greater and goes into the foundation at a depth of 3/4-inch or greater.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:** - Look at a structure and examine it for any exposed rebar or spalling, flaking, or chipping in the foundation.
- REQUEST FOR HELP:** - None
- ACTION:** - If signs are found, measure the affected area.
- More Information:** - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

DEFICIENCY 3 — INSIDE: FOUNDATION HAS EXPOSED REBAR OR FOUNDATION IS SPALLING, FLAKING, OR CHIPPING.

DEFICIENCY CRITERIA: The structure has any exposed rebar.
 OR
 Foundation is spalling, flaking, or chipping, and the affected area is 12x12 inches or greater and goes into the foundation at a depth of 3/4-inch or greater.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:** - Look at a structure and examine it for any exposed rebar or spalling, flaking, or chipping in the foundation.
- REQUEST FOR HELP:** - None
- ACTION:** - If signs are found, measure the affected area.
- More Information:** - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

DEFICIENCY 3 — OUTSIDE: FOUNDATION HAS EXPOSED REBAR OR FOUNDATION IS SPALLING, FLAKING, OR CHIPPING.

DEFICIENCY CRITERIA: The structure has any exposed rebar.
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CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:** - Look at a structure and examine it for any exposed rebar or spalling, flaking, or chipping in the foundation.
- REQUEST FOR HELP:** - None
- ACTION:** - If signs are found, measure the affected area.
- More Information:** - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

DEFICIENCY 4 — UNIT: FOUNDATION IS INFILTRATED BY WATER.

DEFICIENCY CRITERIA: Evidence of water infiltration through the foundation.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the entire foundation for evidence of water infiltration (e.g., excessive dampness, collected water, stains, or mineral deposits).
- Look for evidence of water ponding against the foundation.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 4 — INSIDE: FOUNDATION IS INFILTRATED BY WATER.

DEFICIENCY CRITERIA: Evidence of water infiltration through the foundation.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the entire foundation for evidence of water infiltration (e.g., excessive dampness, collected water, stains, or mineral deposits).
 - Look for evidence of water ponding against the foundation.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 5 — UNIT: FOUNDATION SUPPORT POST, COLUMN, BEAM, OR GIRDER IS DAMAGED.

DEFICIENCY CRITERIA: Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the foundation and identify if there are any areas of damage (e.g., rot) on support posts, columns, or girders.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

DEFICIENCY 5 — INSIDE: FOUNDATION SUPPORT POST, COLUMN, BEAM, OR GIRDER IS DAMAGED.

DEFICIENCY CRITERIA: Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).

HEALTH AND SAFETY DETERMINATION: **Moderate** The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

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HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the foundation and identify if there are any areas of damage (e.g., rot) on support posts, columns, or girders.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

DEFICIENCY 5 — OUTSIDE: FOUNDATION SUPPORT POST, COLUMN, BEAM, OR GIRDER IS DAMAGED.

DEFICIENCY CRITERIA: Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

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OBSERVATION: - Look at the foundation and identify if there are any areas of damage (e.g., rot) on support posts, columns, or girders.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.