

TITLE: FOUNDATION
VERSION: V2.2
DATE PUBLISHED: 06/23/22

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: Unit Basement; floor; wall; ceiling
 Inside Basement; floor; wall; ceiling
 Outside Exterior of property
MORE INFORMATION: None

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 6: Foundation appears to be in imminent danger of collapse or failure.
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: - None

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: - None

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: - None

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:** - None

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: - None

DEFICIENCY 3 — OUTSIDE: 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:** - None
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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: - None

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.

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: - None

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.

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: - None

DEFICIENCY 6 — UNIT: FOUNDATION APPEARS TO BE IN IMMINENT DANGER OF COLLAPSE OR FAILURE.

DEFICIENCY CRITERIA: The foundation appears to be in imminent danger of collapse or failure.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

OBSERVATION: - Look at the structure for signs that it is structurally unsound or is in danger of collapsing.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - None

DEFICIENCY 6 — INSIDE: FOUNDATION APPEARS TO BE IN IMMINENT DANGER OF COLLAPSE OR FAILURE.

DEFICIENCY CRITERIA: The foundation appears to be in imminent danger of collapse or failure.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

OBSERVATION: - Look at the structure for signs that it is structurally unsound or is in danger of collapsing.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - None

DEFICIENCY 6 — OUTSIDE: FOUNDATION APPEARS TO BE IN IMMINENT DANGER OF COLLAPSE OR FAILURE.

DEFICIENCY CRITERIA: The foundation appears to be in imminent danger of collapse or failure.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

OBSERVATION: - Look at the structure for signs that it is structurally unsound or is in danger of collapsing.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - None

SUMMARY OF CHANGES

TITLE: FOUNDATION
VERSION: V2.2
DATE PUBLISHED: 06/23/22

FIELD	CHANGE	VERSION	DATE
----	Abbreviated published version	V2.2	2022-06-23
Name Variants	Removed from published version		
Common Materials	Removed from published version		
Rationale	Removed from published version		
Tools or Equipment	Removed from published version		
Deficiency 1		V2.2	2022-06-23
Health and Safety Determination	Unit: Relabeled from "Standard" to "Moderate" Inside: Relabeled from "Standard" to "Moderate" Outside: Relabeled from "Standard" to "Moderate"		
Deficiency 2		V2.2	2022-06-23
Health and Safety Determination	Outside: Relabeled from "Standard" to "Moderate"		
Deficiency 3		V2.2	2022-06-23
Health and Safety Determination	Unit: Relabeled from "Standard" to "Moderate" Inside: Relabeled from "Standard" to "Moderate" Outside: Relabeled from "Standard" to "Moderate"		
Deficiency 4		V2.2	2022-06-23
Health and Safety Determination	Unit: Relabeled from "Standard" to "Moderate" Inside: Relabeled from "Standard" to "Moderate"		
Deficiency 5		V2.2	2022-06-23
Health and Safety Determination	Unit: Relabeled from "Standard" to "Moderate" Inside: Relabeled from "Standard" to "Moderate" Outside: Relabeled from "Standard" to "Moderate"		
----	Copyedits	V2.1	2021-04-02

Deficiency 1		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Revised rationale categories and types; explanation Copyedits		
Inspection Process	Copyedits		
Tools or Equipment	Copyedits		
Deficiency 2		V2.0	2020-10-28
Title	Revised title		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Revised explanations		
Inspection Process	Revised observation and more information		
Deficiency 3		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Deficiency 4		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Deficiency 5		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Deficiency 6		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Overall Formatting	Complete rework of document format and layout	V1.3	2020-07-31
Definition	Revised definition	V1.3	2020-07-31

Purpose	Field added	VI.3	2020-07-31
Name Variants	Revised name variants	VI.3	2020-07-31
Common Materials	Revised common materials	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations (previously Deficiency 2)		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 2	Added deficiency by inspectable location — Outside	VI.3	2020-07-31
Title	Added "Missing or damaged foundation vent, if required" by inspectable location		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added to "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Deficiency 3	Separated by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations (previously Deficiency 3)		

Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 4	Separated by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Added inspectable locations (previously Deficiency 1)		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Deficiency 5	Separated by inspectable locations – Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations (previously Deficiency 4)		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Deficiency 6	Added by inspectable locations – Unit, Inside, and Outside	VI.3	2020-07-31
Title	Added "Foundation appears to be in imminent danger of collapse or failure" by inspectable location		

Deficiency Criteria	Added deficiency criteria
Health and Safety Determination	Added to “Life-Threatening” determination; added standardized description
Correction Timeframe	Field added; response input as “24 hours”
HCV – Correction Timeframe	Field added; response input as “24 hours”
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions
Inspection Process	Added observation, request for help, action, and more information
Tools or Equipment	Field added to deficiency