## Basic Foundation Program for Pittsfield Village

Adopted 3.19.2024

Any time there is a suspected Foundation problem we always do the following.

- 1. Fix grading using bentonite and top soil (Ideally with plan for where that water goes. See #3)
- 2. Patch any cracks, and paint basement with waterproof paint
- 3. Evaluate whether other investments to keep water away from building are warranted/helpful
  - a. Large trees
  - b. Gutters/roof beyond what we are already doing
  - c. Rain gardens
  - d. Plantings around buildings that help with water mitigation (ask Landscape for recommendations)
- 4. Put monitors in place and gather one year of data post investments
  - a. Monitors done by Maintenance crew (once trained by McDowell). Consider more expensive set up so we can monitor for deflection in addition to settlement
  - b. Once have a year of data, provide to McDowell for analysis to determine if problem
- 5. Resident to watch for any other evidence of further problems water infiltration, further cracking, etc. Report to Pittsfield Village right away
  - a. Will want to discuss escalation process in these cases since it would be evidence of larger/trickier problems that may need additional investment. Data to McDowell early? Other, like soil boring or something else?



## Foundation Repair Chart

Adopted 3.19.2024

Common Foundation Scenarios

Jammed and/or Tilted or bowed Cracks in drywall and/or misaligned doors & Floor Settlement Water Infiltration Other foundation walls ceiling windows **Urgent-requires** Village installs crack Village installs crack **Urgent-requires** inspection from Village **Urgent- required** monitor for 6 months to monitor for 6 months to inspection from maintenance to inspection from third 1 year to check for on-1 year to check for onthirddetermine source. If party/HomeSpec going vertical or going vertical or party/HomeSpec water is coming from horizontal movement. horizontal movement. wall, contact HomeSpec for block wall, Mr. Sponge for poured walls. Check & address If there is no new If there is no new Check & address movement, no repairs negative grade. movement, no repairs negative grade. needed. If new Check & address Remove large trees needed. If new Remove large trees movement, contact third near foundation. negative grade. movement, contact near foundation. party/HomeSpec. Remove large trees third party/HomeSpec. near foundation. Check & address Check gutters & Check & address negative grade. Check gutters & downspouts. negative grade. Remove large trees Check gutters & downspouts. Remove large trees near foundation. near foundation. downspouts. Check gutters & downspouts. Check gutters &

As of 11.08.2023 KMZ

downspouts.