

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

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Common Foundation Scenarios

