



CARIBBEAN SITE & FOUNDATION

BUILDER-READY CHECKLIST

A. PRE-CONSTRUCTION (DO NOT SKIP)

1. Site Reading & Layout

- ☐ Natural water flow paths identified during rain
 - ☐ High ground confirmed for building footprint
 - ☐ Slope direction and steepness noted
 - ☐ Cut/fill areas clearly marked (minimized where possible)
 - ☐ House positioned to avoid drainage lines
 - ☐ Finished floor level set **above surrounding ground**
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2. Soil & Ground Conditions

- ☐ Soil type confirmed (clay / sand / rock / fill)
 - ☐ Filled land identified (if any)
 - ☐ Bearing capacity checked or assumed conservatively
 - ☐ Soft spots excavated and replaced
 - ☐ Ground compacted in layers (not surface-only)
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3. Drainage Plan (Mandatory)

- ☐ Surface runoff paths mapped
- ☐ Upslope drains planned (if on hillside)
- ☐ French drains specified where needed
- ☐ Roof water routed **away** from foundations
- ☐ Overflow paths identified (in case drains clog)

⚠ *No drainage = guaranteed future problems*

B. FOUNDATION SET-OUT

4. Levels & Dimensions

- ☐ Foundation lines pegged and checked
- ☐ Setbacks verified
- ☐ Levels checked against benchmark
- ☐ Step foundations aligned to slope (if applicable)

5. Excavation

- ☐ Excavation reaches firm ground (not loose fill)
 - ☐ Bottom of footing level and clean
 - ☐ No water pooling in trenches
 - ☐ Trench sides stable (no collapse)
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C. REINFORCEMENT (CRITICAL)

6. Footings

- ☐ Correct footing width and depth
 - ☐ Rebar size and spacing per drawings
 - ☐ Rebar raised off soil (chairs used)
 - ☐ Minimum concrete cover maintained
 - ☐ Starter bars installed for columns/walls
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7. Columns / Piers

- ☐ Columns aligned and plumb
 - ☐ Rebar continuous from footing to beam
 - ☐ Ties/stirrups at correct spacing
 - ☐ No cut or bent steel without approval
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D. CONCRETE WORKS

8. Pouring

- ☐ Concrete mix appropriate for structural work
 - ☐ No dry concrete placed
 - ☐ Concrete vibrated or properly compacted
 - ☐ No segregation or honeycombing visible
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9. Curing (Often Ignored)

- ☐ Concrete kept moist for **at least 7 days**
 - ☐ No early loading on slabs or beams
 - ☐ No cutting corners on curing time
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E. DRAINAGE INSTALLATION

10. Subsurface Drainage

- ☐ French drains installed where specified
 - ☐ Gravel + filter fabric used (not bare soil)
 - ☐ Drain pipes sloped correctly
 - ☐ Outlet points clear and protected
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11. Surface Drainage

- ☐ Ground sloped away from foundation (min. 1:20)
 - ☐ No soil touching walls
 - ☐ No depressions near foundation
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F. TERMITE & MOISTURE CONTROL

12. Termite Protection

- ☐ Physical or chemical barrier installed
 - ☐ No timber touching soil
 - ☐ Crawl space (if any) ventilated
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13. Moisture Control

- ☐ Damp-proof course installed correctly
 - ☐ Slab vapor barrier intact (if slab-on-grade)
 - ☐ Under-house airflow maintained (if raised)
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G. STRUCTURAL CONTINUITY CHECK

14. Load Path Verification

- ☐ Footing → column → beam reinforcement continuous
 - ☐ Ring beam planned and detailed
 - ☐ No isolated structural elements
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H. FINAL FOUNDATION INSPECTION (BEFORE WALLS)

- ☐ All rebar inspected before pour
- ☐ Drainage installed before backfill
- ☐ Backfill compacted in layers

- ☐ No buried debris or soft soil
 - ☐ Photos taken of reinforcement + drains
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I. COMMON STOP-WORK RED FLAGS

- ✗ Water pooling near foundation
- ✗ Rebar lying on soil
- ✗ No drainage installed
- ✗ Concrete poured into muddy trenches
- ✗ Columns not tied into footings
- ✗ Underfloor space sealed shut

Any one of these = stop and fix.

J. BUILDER SIGN-OFF

Builder Name: _____

Date: _____

Client / Supervisor: _____
