Cottage Lot Foundation Checklist

What to find out about your lot and who to ask

Learn the Lot

1. **Where is rock at or near the surface?**
   Mark it on a sketch of the building footprint.
2. **Where does water run and pool?**
   Photograph the lot after heavy rain and in spring.
3. **How does equipment reach the site?**
   Note road width, gates, slope and tree cover.
4. **Where does the ground change?**
   Soil can differ a short distance from one corner to the next.

Questions for Your Builder and Engineer

1. **Which options suit this lot, and why?**
   Ask for the reasoning, not only the recommendation.
2. **Will a mix of systems make sense?**
   Main building, addition and deck may differ.
3. **What testing or site investigation do you suggest?**
   Ask when it happens in the schedule.
4. **What paperwork comes with the work?**
   Ask what the building department will want to see.

Before You Decide

1. **Ask your municipality what it will accept**
   Each building department has its own process.
2. **Compare answers, not just totals**
   Ask each contractor the same questions.
3. **Get the scope in writing**
   Include what happens if the ground differs from the plan.

Keep this page handy when you talk with builders and engineers.

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