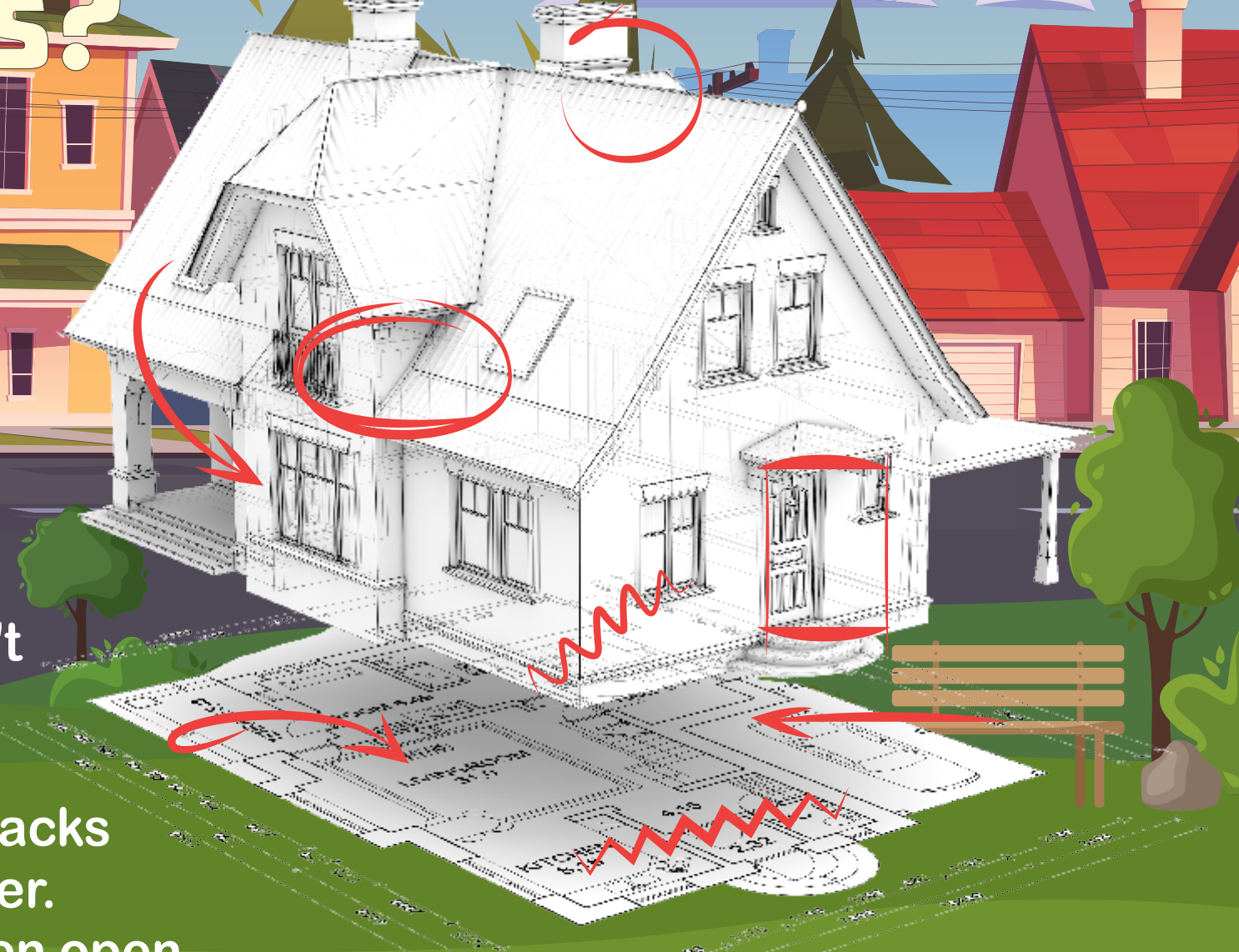


Do you know the signs of foundation problems?

Cracks in your Foundation

or sloping and uneven floors can indicate you have foundation problems. At first you notice a door won't open, then a few windows. Cracks start showing up in the corners, and one in the ceiling. No worries, houses move all the time, but then you notice the cracks are everywhere, and the floor is sinking in one corner. It seems like only a few weeks but now you can't even open the front door. Is your foundation settling? The size, location, and shape of the cracks help to determine the severity of the problem.

Do you have a serious problem, or is it a minor maintenance issue. The following information may help in determining if you do.



SIGNS OF FOUNDATION PROBLEMS

- CRACKED WALLS/ STUCK DOORS OR WINDOWS
- SINKING FLOORS/CROOKED ROOF
- LEANING CHIMNEYS
- CRACKED OR UNEVEN FLOORS
- VERTICAL CRACKS IN FOUNDATION
- RECENT OR PAST SEWER REPLACEMENT

Other Causes of Settlement

Roots-If organic material (roots, fossils, etc.) decomposes, the surrounding soil will collapse into the previous volume. Unfortunately, it is difficult to ascertain the probability that this has occurred, but when tree roots, and other dead plants are adjacent, this must be considered.

Sewer/Supply Line Leaks - A damaged main sewer line is more than just a plumbing nuisance; it can cause great structural damage to your home. Broken lines left untreated over time can lead to cracks in your home's foundation, a settled foundation, or even sinkholes. A leak on the potable, (fresh) water or irrigation system of the home can put a lot of water under the slab in a hurry. But slow sewer pipe leaks can be just as damaging over time. There's no way to be sure unless you have your pipes inspected and tested.

Foundation problems can be managed, but when they become a nuisance or continue, beyond a few cracks and settlement issues, hiring a foundation specialists to provide you with a long term repair and management solution will save you years of headaches and wasted repairs.

What Happens when My Foundation Starts to Settle?

You have probably heard at least one of your friends or family talk of needing a foundation repair on their home. It is perfectly normal to start worrying about your own home after hearing of others having issues. Is there a foundation repair in your future or is your home just having the normal settling issues?

It is a fact that homes will settle over the years. This is perfectly normal and nothing to worry about. However, knowing when to call in a foundation repair expert will help alleviate unnecessary anxiety and worry. Let's discuss some of the signs that will determine whether you have normal settling or need a foundation repair.

FOUNDATION CRACKS/ WALL AND FLOOR CRACKS.

It is normal to have cracks in your walls that happen 2-3 years after the home has been built. This is called settling and it happens when the ground starts shifting under your foundation. So how do we determine if the cracks you're seeing in the walls warrant a foundation repair?

A 1/16-inch crack is quite common when a home starts to settle. It is a fact that all foundations will start to settle over time. You may see small cracks form in your walls, and this is perfectly normal. Don't panic before you know whether there is anything to worry about. The first thing you need to do is inspect your home and look for any warning signs your home may have. After inspecting your home, you can then determine whether you need to call in a foundation repair expert or whether you have normal settling.

These hairline cracks should be vertical and should be between 2 - 6 inches in length. Having horizontal cracks of any size will indicate that you have more than the normal settling, and having horizontal cracks or vertical cracks that are larger than 1/16 inch is an indication that you should call in an expert to see if your home needs a foundation repair.

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A Sinking Foundation

When looking at the outside of your home you may notice that side appears higher than the other. You can also have a home that is buckling in the middle. Maybe when you look at your front porch it seems to be sinking in the middle. This is a sign of foundation issues that should be checked out by a foundation repair professional

Foundation Disturbance

A foundation disturbance is the opposite of a sinking foundation. A slab foundation can move a lot over time. This can cause an upheaval of your foundation and affect the inside of your home as well as the perimeter. A foundation repair is probably in your future if you have a foundation with the following issues: You may see floors that are buckling in your hallway, or you may also see cracks in your tile or a disturbance in your wood floors. The most common cause of having upheaval of your foundation is moisture. Some causes would be your plumbing leaking, insufficient drainage, or dry soil due to the summer reduction of moisture and contraction of soils. All these conditions can cause foundation settlement. Combined with clay type soils and you could have a real problem that requires a solid long term management solution to maintain the health of your homes foundation.

