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February's Preferred Referral Network Topic: Annual Maintenance

Annual Maintenance a Must for Homeowners

Chain restrictions in the High Country, freezing temperatures, evaporating snow—it's winter in the Front Range. The temperature is doing its yearly dance between below freezing and wintery hot, which is placing a lot of strain on your foundation. It's important to remember that with our climate and view come some unique soil conditions. Many areas in Colorado Springs have soil subsidence issues, soil expansion and contraction, or other unique conditions that affect the way your foundation performs. It's important to perform an annual inspection on your foundation to monitor cracks, shifts, or other changes that can affect the stability of your home.



Now is a good time to have your annual maintenance done on your foundation. This is something that you can do yourself, or that you can hire someone to perform for you. If you notice cracks on the interior or exterior of your home, you may want to install a crack monitor to track movement.

Tools you'll need...

- Gas or laser level
- Sketch of your home for note taking
- Journal or spreadsheet to track changes
- Crack monitor

Red Flags!

(these items require immediate attention)



Cracks that grow and shrink in size



Foundation walls that are visibly bowed or leaning



Crumbling mortar on stone foundations



Elevation Survey results that show a sloping floor



Step by Step Foundation Checklist



☐ Step 1: Drawing Your Home's Footprint

It's important to have a basic sketch of the outline of your home to take notes on. You can use graph paper, a drawing program on your computer, or just a hand-drawn outline on regular paper.

☐ Step 2: Checking Your Windows and Doors

Next, go through your home and check that the windows and doors open and shut properly. Check the alignment between the frame and door or window for gapping. Make notes on your footprint to indicate misaligned doors or windows.



☐ Step 3: Checking Your Floor

As you're walking through your home, note any abrupt changes in the floor, such as cracks, sudden drop offs or rises, etc. Make notes on your footprint to indicate any flooring issues.

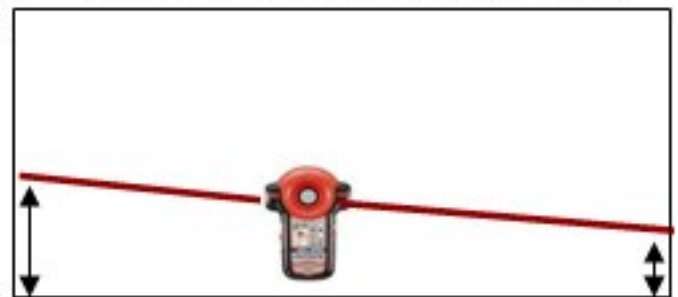


☐ Step 4: Checking Your Walls and Ceiling for Cracks

Inspect your drywall for cracks or separation. Make notes on your footprint to indicate where cracks are in your home. In your journal, note the direction, width, and severity of the cracks.

☐ Step 5: Using a Gas or Laser Level to Perform an Elevation Survey

While a gas level is the most accurate, most homeowners don't have one available, so you can use a standard laser level. Here's how: set the laser level *on the floor* of your main level pointing toward the walls. Measure the difference between the red laser line and the floor on one side of the room and compare it to the distance between the laser line and the floor on the opposite side of the room.



If you notice a difference, then you should have a system specialist from Peak Basement Systems come out to measure your home with a professional gas level—your floor could be sloping.

❑ Step 6: Checking Your Interior Foundation Walls

In this step, you will want to check your basement or crawlspace foundation walls for cracks. The best way to determine if you are experiencing foundation movement is to install a crack monitor. These devices are attached to your wall and will show you if movement in any direction is occurring.



❑ Step 7: Inspecting the Exterior of Your Home

Finally, check the outside of your home, especially chimneys and patios for shifting, sinking, or other movement. On the right, you can see where a chimney base has sunk away from the rest of the structure.

❑ Step 8: Vintage Homes and Stone Foundations

Fact: Like classic cars, stone foundations need special care. Make sure to check the mortar between stones—if you can crumble the mortar when scraping it, you need to have the mortar replaced. Check out our website under "Other Services—Shotcrete" to find out more!



If you have any questions about your foundation, please give us a call—we're here to help. Our trained service professionals would be happy to address any concerns that you may have. Foundation repairs don't have to be costly, but waiting to address these issues can lead to more serious problems.

If you would like our Foundation Checklist brochure, please contact the office via email by clicking [here](#), or call us at (719) 260-7070 and we would be happy to send you this helpful information!

Sincerely,



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