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September's Preferred Realtor Network Topic:
When Do I Recommend a Mud jacker vs. a Foundation Repair Company?

Which Company Does What?



Determining whether to use a mud jacker or a foundation repair guy can cause confusion. Most of us don't deal with this sort of thing day to day, so how do you know who to pick? I've compiled an easy guide to determining if you need a mud jacker or a foundation repair company. First, let's look at what both do for you.

MUD JACKING vs. FOUNDATION REPAIR

A **Mud jacking Company** relevels slabs of concrete by injecting a leveling compound. They bore a hole in the slab, then attach specialized equipment that forces leveling compound under the slab. The compound, referred to as "mud" is forced between the slab and underlying soil under extreme pressure. The leveling compound proceeds to dry and bond with the cement, creating a thick, rigid surface. In most cases, mud jacking companies also offer a slab releveling compound that sits on top of an existing slab and they may also offer flatwork refinishing. They are the slab maintenance and refinishing experts.

A **Foundation Repair Company** uses engineered solutions to return a home's foundation to level condition. This is usually accomplished through deep foundation piercing or resistance piercing, wall anchoring, or other engineer approved designs. They deal almost exclusively with the structural elements of a home and work within the rigorous standards of local building departments. They will either employ a third party engineer, or have engineering staff and design staff in office to create repair systems. Foundation Repair Companies are the foundation repair and maintenance experts.

Who Do I Recommend for...

An Uneven Sidewalk?

Definitely a Mud jacking Company.

Why? Because sidewalks are not structural in nature. They are slabs and can be removed, replaced, or leveled without requiring a permit. In most cases, adding leveling injections (the fancy term for mud jacking) will not cause further risk to the stability of a sidewalk. In fact, leveling injections were designed for exactly this type of work. Also, sidewalk repair and replacement post-injection is pretty painless, so your risk and investment are low.



An Uneven Basement Floor?



Definitely a Foundation Repair Company.

Why? A basement floor is the barometer for the overall stability of your foundation. If you're seeing sinking, or bulging, it means there is expansive soil at work on your foundation. Additionally, adding leveling injections here will increase the thickness of the basement slab, making it harder to crack. This can cause larger issues with your foundation walls later on if movement is present there.

An Uneven Driveway?

Mud jacking Company all the way!

Why? Driveways are at the mercy of sun, wind, rain, snow, and uneven weight distribution. These factors cause the slabs to settle unevenly. Mud jackers have the knowledge and technology to repair these problems quickly and inexpensively. It's their number one service to clients!



An Uneven Patio?



Depends on Direction of Settling.

Why? You want to select a Foundation Repair Company if the patio has settled toward the home. This means that water has been running into your foundation and activating the soil surrounding it. Patios that have settled toward homes are often the precursor to discovering bulging or bowing basement walls. Select a Mud jacking Company if the slab has settled away from the foundation because this is probably natural settlement over time and has most likely not impacted the foundation's stability.

2 Quick Rules of Thumb for Choosing a Mud jacker vs. a Foundation Repair Company

1. Interior vs. Exterior

A good rule of thumb for knowing who to call is the Outside vs. Inside rule. Generally, Mud jackers specialize in exterior slabs, walkways, patios, and sidewalks. These are nonstructural elements that are naturally prone to settling, sagging, and cracking over time. Mud jackers are specially equipped to work with flatwork problems like this. Foundation Repair Companies, on the other hand, specialize on interior poured concrete or block structures. They have specialized equipment to determine where and how a foundation is moving and can provide long term solutions with 25+ year warranties .

2. Structural vs. Nonstructural Elements

Another good rule is the "Attached or Not" rule. If the uneven element is attached to the house, like a front porch or basement wall, then it's best to contact a Foundation Repair Company. If the element is not attached to the home, like front steps, sidewalks, or walkways, then you can contact a mud jacker

The nice part about Mud jacking and Foundation Repair Companies is that they work really well together. In many cases, they are able to get their individual portions of a project done at the same time, so you have less downtime and mess!

Sincerely,



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