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## April's Preferred Realtor Network Topic: 5 Warning Signs a Foundation Problem is Present

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### At a Glance: Making it Easy to Spot Foundation Problems



We've all pulled up to a listing and seen it—THE house. That one we dream of. How do we know that our dream house is sitting on a firm foundation? How do we know when it's ok to start imagining our kids running in the yard? Here are 5 Warning Signs to look for prior to falling in love with any listing.

#### #1: Start on the Street—The Driveway Slab and Garage Door

**Left: Warning! Heaving Slab**

**Right: Dream Away!**

**Why:** Slabs are designed to give way prior to a foundation. If the garage



door and driveway slab aren't flush, it's a warning that expansive soil is at work on the home's foundation.



## #2: Exterior Issues—Check out the Brick and Stone Facades



**Left: Warning! Settling is occurring.**

**Right: Dream Away!**

**Why:** Facades, whether stone or brick, show foundation movement first because they are more fragile than the foundation itself.



## #3: Interior Issues—Double Check Doors & Windows



**Left: Warning! The present movement**

**Right: Dream Away!**

**Why:** Doors and windows that aren't flush, show frequent planing, or have diagonal corner cracks mean movement has been happening for a while.



#### #4: Below Grade—Bowling Walls



**Left: Warning! The present movement**

**Right: Dream Away!**

**Why:** If there is an uneven gap between the subfloor and the wall in the basement, you have bowing walls, which is horizontal foundation movement.



#### #5: Cement Cracks



**Left: Warning! The present movement**

**Right: Dream Away!**

**Why:** Thick, deep cracks are concerns. Use the credit card rule: if the crack is thicker than a credit card, it's probably movement related. Smaller is normal shrinkage.



***Attention All Realtors! Become Fluent in Foundation Concerns, Wise about Water, and Clued In about Crawlspace!***

**Join Paul Sutton, Foundation Specialist for a FREE 2 hour, 2 credit class!**

**April 19th at 9:00AM, Stewart Title at 111 S. Tejon St.**

**RSVP to Cassi at [cassi@peakbasementsystems.com](mailto:cassi@peakbasementsystems.com) or reply to this eNewsletter!**

**Concerned about the Cost of Foundation Repair?**

If you're concerned about a potential foundation problem, then I would recommend having a Systems Design Specialist come out for a free estimate. Our Design Specialists will evaluate the structure, give you a scope of work, some tips to help minimize foundation movement, and a price. It's nice to have piece of mind, especially when it's a home's stability at stake.

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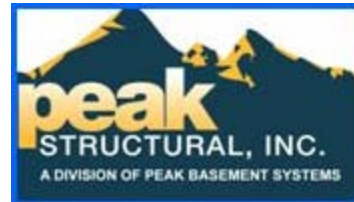
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Sincerely,



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