



Reading Between the Cracks

SIGNS OF FOUNDATION PROBLEMS

Just because you are experiencing foundation problems, does not mean you have a poorly built home—and owning a new home does not mean you're exempt!

Most foundation problems are caused by soil expansion and contraction, which has much to do with the moisture level of the soil. After a major drought in 2012, Houston is still considered abnormally dry according to the U.S. Drought Monitor. Catch foundation problems early, with these warning signs:

Windows & Doors

- sticking when opened and closed
- gaps between the wall and the frame
- separating from the frame
- cracks near the corners

Indoors

- leaks or cracks near the fireplace
- cracks in tile or vinyl flooring (if on a slab)
- uneven floors
- jagged cracks in the drywall

Outdoors

- cracks wider than 1/4-inch
- cracks located at an L-shaped section of the house or near the fireplace
- stair-stepping stress cracks in brick
- horizontal hairline cracks along foundation

As with anything, the sooner you identify the problem, the less damage you will likely have. "Early diagnosis is key to limiting structural harm that soil movement can cause to residential and commercial properties. Often times, the scope of work and monetary investment are much less for those who are proactive and address warning signs," says Todd Battarbee of Dawson Foundation Repair.