



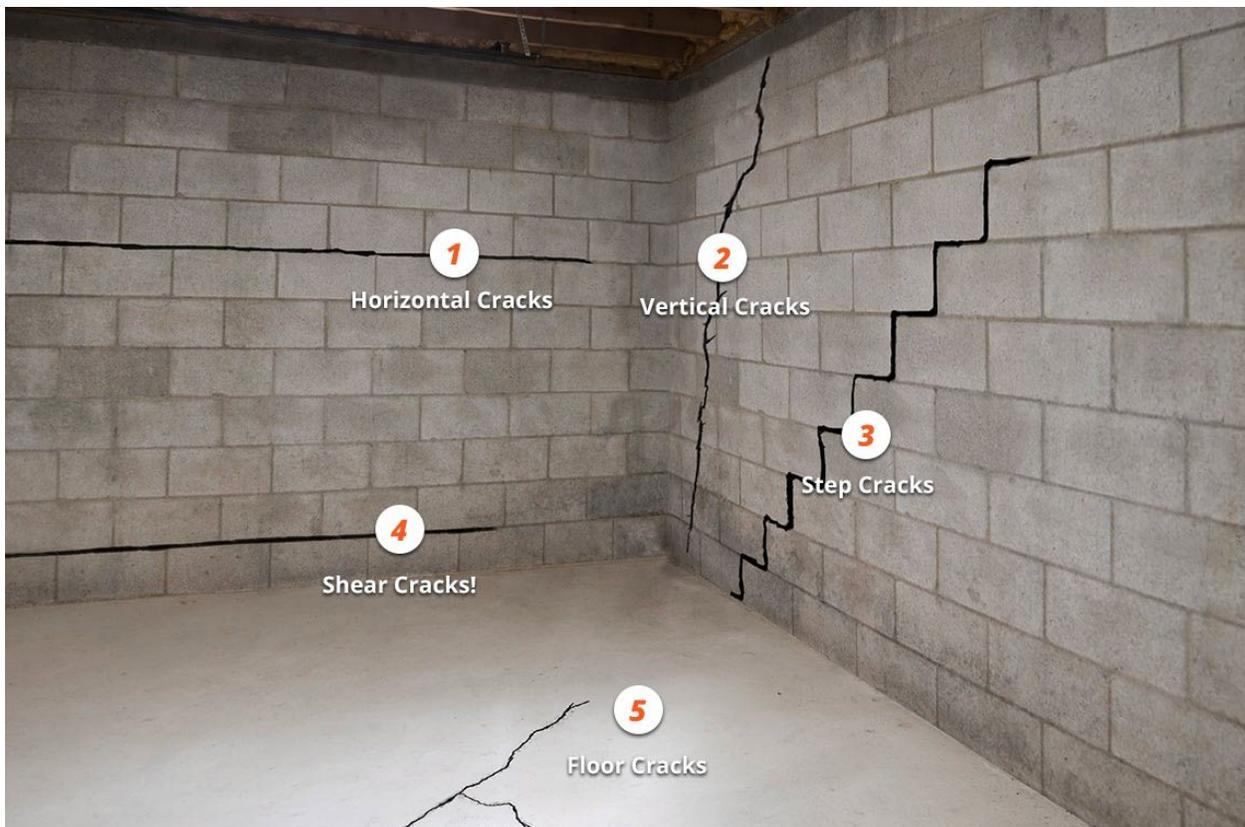
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## How Much Does it Cost to Repair a Foundation?



Foundation settlement can lead to major structural problems within your home. There are ways to repair a concrete foundation without having to tear it out and start from scratch. Repairing a foundation can be a costly job, but the better educated you are

about types of foundations and how best to repair your foundation, the better you can work with your contractor to find a solution you can afford. With major foundation repairs involving Push piers or Helical Piers costing \$10,000 or more, and minor cracks costing as low as \$500, most homeowners will pay an average of \$5,838 to repair foundation issues. Here are a few things that can influence the cost of a foundation repair.

## Average Foundation Repair Costs

Average Cost	\$4,262
Typical Range	\$1,897 and \$6,663
Low	\$450
High	\$12,000 and higher

## Foundation Crack Repair Cost



Crack repairs will run you **between \$250 and \$800**. Cracks wider than 1/8" are cause for concern. At this point, you probably have a structural problem and should consult a structural engineer about your options. It could be that your foundation is sinking or the soil is exerting too much pressure on it.

## Foundation Leak Repair Cost



Fixing foundation leaks costs **\$2,000 to \$6,000**. A leak or two can signal a huge problem with drainage and moisture around your home. To fix this issue, you will want to consult a professional about various waterproofing techniques which will better secure the structure. They will probably recommend sealing your foundation.

## House Settling & Sinking Foundation Repair Cost



Contractors can restore the structure to its original height by raising it up and securing it with piers for **\$1,000 to \$3,000 per unit** or mudjacking which costs **\$500 to \$1,300**. This is a major issue which demands immediate attention. Further settling will lead to more damage and instability. You may not be aware that your foundation is doing this until you have cracks and leaks assessed, or you may be able to tell by inspecting early signs of damage. The solution for this problem is to have the foundation leveled.

## Bowing Wall Repair Cost



Bowing basement walls are fixed carbon fiber or steel reinforcement strips for **\$350 to \$1,000 per strip**. This type of damage is a sign of poor soil conditions, whether you are dealing with expansive clay, weak fill or insufficient drainage. You want to catch this right away, because it lowers your home's value and can cause your house to settle. You'll also need to assess the soil to solve the initial problem.

## Foundation Sealing



Foundation sealing can cost between **\$2,000 and \$6,000**. Sealing is a waterproofing solution to combat moisture and drainage issues. There are many facets to this process, and you don't necessarily need every service done.

## Cost

Foundation repair costs are different on every project and situation the above costs are just averages and should not be used for exact budget numbers, the project needs to be assessed by an industry professionals and determine the best solution for the foundation failure, Once that plan is put together then the foundation repair professional can put together an accurate proposal for the repair.

## Foundation Problems



Foundations that have been built on expansive clay, compressible or improperly compacted fill soils, or have been poorly maintained can have serious damage as the foundation settles and moves. If you see signs of foundation problems, things like cracks in walls or doors that won't close properly, it is important to talk to a professional right away. Damaged foundations that are not repaired quickly can lead not only to irreparable damage, but to structures that are unsafe. The longer you wait, the worse the damage can get and the more costly it is to repair.

The rule of thumb when you see any foundation issue: the longer you wait, the worse it gets. Even if you get the foundation itself repaired, there may be damage to the inside of your home due to waiting too long that will then also require expensive repair. Often in these cases, much of that extra repair cost could be avoided by acting more quickly.

## Structural Reports

If you see that there are foundation issues, it is worth it to spend the money for a report from a structural engineer. A structural engineer has no vested interest in selling you a solution to your problem and so you will most likely get an unbiased opinion as the best solution for fixing your problem. If you go straight to a repair professional they may want to sell you the solution that seems right for them, rather than right for you. It is better to come to a repair pro, with your structural report in hand and ask them the cost of doing that particular solution

## Piering and Slabjacking

There are two common methods for lifting a sinking concrete foundation: piering and slabjacking. Piering places supports underground that lift and support the concrete. To use piering, the foundation repair professional will need to dig many feet into the ground to solidify the pier which is then placed under your foundation and raised with hydraulics to lift the foundation back into place and stabilize it for the future. This repair method requires the use of multiple piers placed at different points under the foundation.

Slabjacking is a process whereby a grout mixture is pumped into the space under the concrete foundation and floats the foundation back to its original position. A professional will be able to assess which repair method is best suited for your foundation issues.

Piering is in most cases a more expensive method for fixing a foundation as it requires excavation and Push piers Or Helical Piers to be installed. However piering is almost always considered to be a permanent solution that will not be compromised by further settling of the house or shifting of the earth. Slabjacking, although effective, could be rendered ineffective if there were any structural shifts to your home or the soil surrounding it.

## Home Resale



One of the biggest worries when any foundation issue appears is if it will make your home difficult or impossible to resell. Granted you must disclose any work that you have had done on your foundation when it is listed for sale, but if you have had Push piers or Helical Piers installed in some cases that could be seen as an asset rather than a drawback. In areas known to have expansive clay or soil issues, having Push piers or Helical Piers installed can be seen as a solution to a problem that every homeowner in the area will encounter at one time while owning a home in that area.

If you find yourself with questions or concerns about your foundation or are in need of having your foundation repaired feel free to contact us and allow us to put together a comprehensive solution for your problem.



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