



8 Simple Signs Your Home Has a **Foundation Problem**

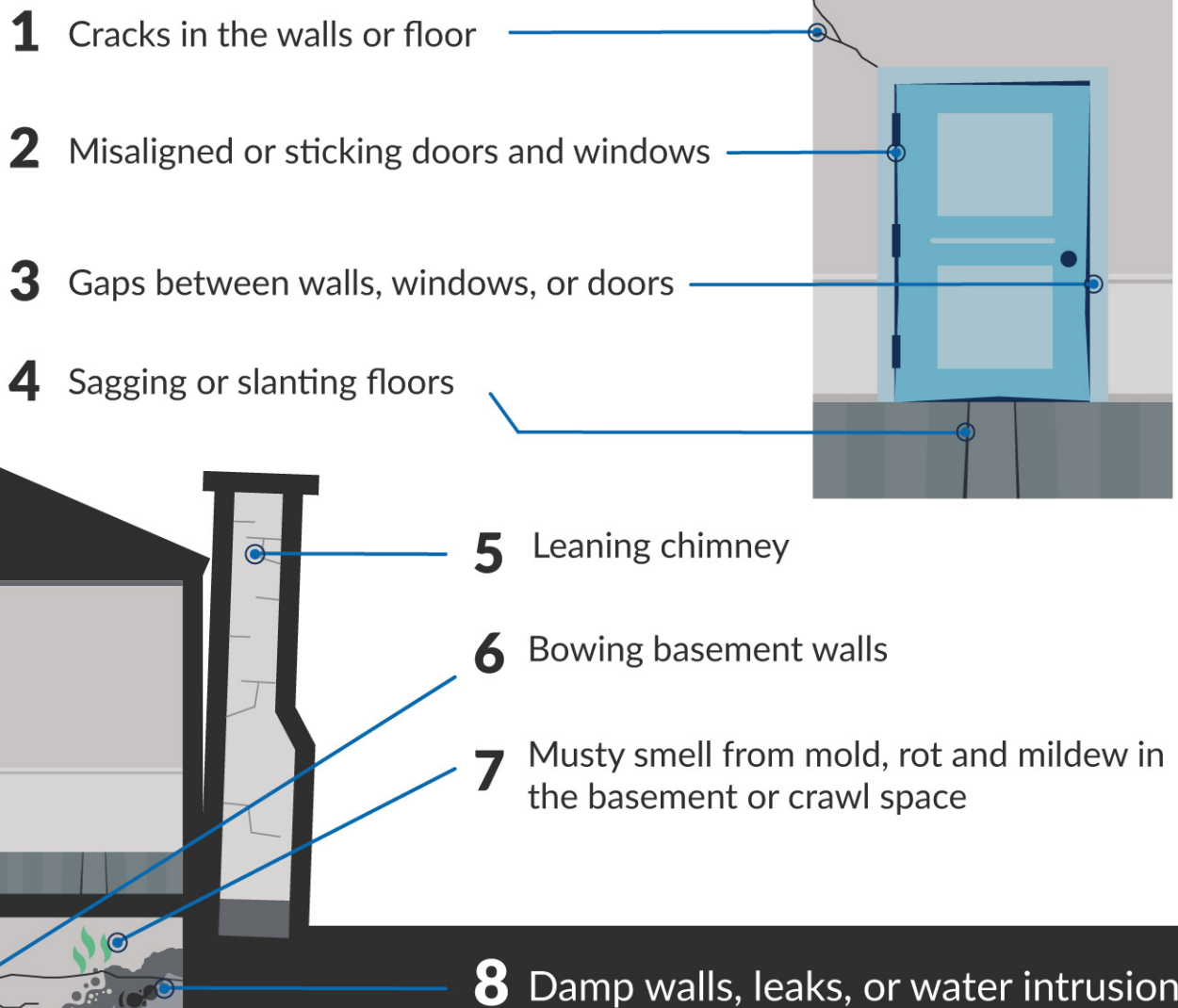
8 Simple Signs Your Home Has a **Foundation Problem**



As a home's foundation settles over time or due to weather or soil conditions, it can lead to structural issues, from leaning walls to water damage to complete foundation failure. If you own or are looking to purchase a home, identifying and fixing foundation problems before they become larger issues can save you major headaches.

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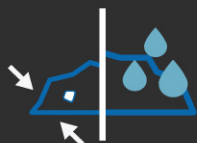
Eight ways to spot foundation issues

- 1 Cracks in the walls or floor
 - 2 Misaligned or sticking doors and windows
 - 3 Gaps between walls, windows, or doors
 - 4 Sagging or slanting floors
 - 5 Leaning chimney
 - 6 Bowing basement walls
 - 7 Musty smell from mold, rot and mildew in the basement or crawl space
 - 8 Damp walls, leaks, or water intrusion
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Major causes of foundation problems



Deterioration of load-bearing walls



Settling due to time or weather as the soil underneath expands or shrinks



Soil surging under the home to compensate for settling in other areas



Water damage from flooding basements or internal leaks



Poor exterior drainage causing damage to foundation walls

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Fixing foundation problems: What's it going to cost?

- Depending on the location, extent of damage, and the solutions used to fix your foundation, repair costs can vary widely
- The cost of fixing a foundation can start at approximately **\$3,500**
- More advanced repairs can cost **\$10,000** or more
- Building a brand new foundation is a large investment
- Ask about financing options



Virginia Beach, VA
\$14,000



Raleigh, NC
\$11,000



Denver, CO
\$14,500



Washington, DC
\$50,595

*Average Foundation Repair Costs

Buying a Home? Here's What to Know about Foundations

- Ask for a **home inspection** that includes the foundation.
- Most states require sellers to **disclose foundation issues**.
- If foundation work has occurred, a **warranty may be in place**.
- Make even small repairs as **soon as possible**.
- Small cracks or leaks can be a **sign of bigger problems**.
- Sellers can offer a **reduced price** to offset foundation issues.



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