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## November's Preferred Realtor and Home Inspector Network Topic: 2 Interior Signals of Foundation Movement

### Ever wish you had a crystal ball or a magic wand?



I don't know about you, but there are times I wish I had a crystal ball to predict the future. It would be so much easier to determine if I want to purchase a particular home, or undertake a certain home improvement project. I wish I'd known to hire a contractor to complete my backyard renovations—that was a horrible experience. I don't have a crystal ball, but I can give you some insights into foundation problems from the inside of your home.

### Signs of Foundation Settlement Inside Your Home

Many of the signs you can see on the outside of your home are similar to the ones inside your basement. Stair step cracks, for example, maybe seen in a basement belt from concrete block. In the constructed of poured foundation walls, vertical cracks are more common. Cracks in your concrete floor slab can signal foundation settlement, but may also be assumed that the slab alone has settled.



### Drywall Cracks

Cracks in drywall throughout the house are a good indicator of settlement, and may be more obvious in the uppermost levels of your house. The following signs are common: drywall cracks off of the corners of doors and windows, cracks that follow drywall seams, and drywall tape buckling, pulling or ripping away.



**Standard Movement Type:  
This is usually vertical movement.**



**Usual Repair Method:  
Push Piers or Helical Piers**

## Doors and Windows

Again, observing what is happening around doors and windows is important.



Ask yourself this:

- When I put a level across the top of the door or window frame, is that normal?
- Do any of my doors or windows stick when I try to open or close them?
- Have I planed across the top of the door to make it open and close more easily?
- Is there evidence that a previous homeowner has done this?
- Have I had to move or replace locking or latching mechanisms on doors?
- Is there evidence that a previous homeowner has done this?



If you answered yes to any of these questions, chances are, you have a foundation settlement problems.

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*Cari Sherman Denee*

Cassi Sherman Henes  
Author, *Foundation Technology*  
Peak Basement Systems and Peak Structural

Questions or comments? E-mail us at [cassi@peakpeakbasementsystems.com](mailto:cassi@peakpeakbasementsystems.com) or call us at 877-760-7070.

