

# Top 10 Signs that you have Foundation Problem

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## 1. Uneven Or Sloping Floors



The floor in this house has sunk causing it to separate from the wall.

## 2. Cracks in Exterior or Interior Brick



1. Exterior cracking on this house has split the brick as well as mortar.
2. Stair stepped cracks in mortar between bricks. Note signs of previous cosmetic repair.
3. Close up of mortar cracks between brick located over a window frame.
4. Stair-stepped cracks have rendered this wall unstable.
5. Unstable soil has caused stair-stepped cracks on this brick wall.
6. A large crack in an exterior brick wall caused by soil contraction.

## 3. Displaced or Cracked Moldings



### Descriptions of photos:

1. Crown molding separation
2. Cracked corner molding.

3. A crack running up the wall through the molding into the ceiling.
4. Close up of cracked crown molding.

#### 4. Wall Rotation



#### Description of photos:

1. The molding over this passageway has separated, and the painted paneling has split do to Rotation of the interior wall supports.
2. Wall rotation has caused this painted paneling to crack and split.
3. Wall rotation has caused a large crack to form on the side of this building.
4. Shrinking soil from the Central Texas drought has brought on wall rotation rendering this home unstable.
5. A new home experiencing wall rotation which has caused this crack in the mortar.

#### 5. Cracks in Walls or Bows in the Wall



1. Wallpaper border is torn due to cracking in painted paneling. Note wall and ceiling Separation at top of picture.
2. Vertical crack in sheet rock.
3. A prominent wall crack running between the door and the ceiling.
4. Large crack in a wall from foundation movement.

#### 6. Cracks in Floor, Floor Tiles and/or Foundation



### Description of photos:

1. Stair step crack that goes through foundation.
2. Crack in concrete floor.
3. A cracked slab from foundation shifting.
4. A severe crack running through the foundation of the home
5. Soil contraction has caused a crack which runs through the foundation.
6. This y-shaped floor crack is from a four (4) year old home.

### 7. Doors and Windows Won't Open or Close Properly



### Descriptions of photos:

1. Close up door frame separation. Level (tool) shows the degree to which the door is out of level.
2. Horizontal drop across door because foundation is sinking toward the middle. Note Characteristic separation of door frame on left and vertical cracks in sheet rock.
3. Close up of storm door that won't close completely because frame is no longer square.

### 8. Separation of Doors, Windows and Garage Doors



### Description of photos:

1. Separation of window frame.
2. Brick has separated from window frame.
3. Brick has completely separated from framing. Gap is approximately 2" wide and deep. Light gray  
Vertical stripe (center) is the exposed window frame support and interior wall construction.

### 9. Spaces between Wall and Ceiling or Floor



1. Gap between wall and ceiling.
2. Foundation movement has caused separation between this wall and ceiling.

### 10. Walls Separating From House



1. The brick facade on the wall is pulling away from the house. The result of this separation can be sudden Catastrophic collapse of the entire wall.
2. The wall on this home has sunk from the shrinking soil caused by the Texas drought causing the Separation of the roof from the house.
3. Unstable, shrinking soil has caused foundation damage as evidence by the splitting running through the wall.
4. Foundation movement caused by the severe drought in Texas has caused this home's wall to Separate from one another. Notice the gap at the corner where the house is splitting apart.