Learn the Signs

Exterior and Interior Signs... How to Know if You Have a Problem.

Exterior
- Doors that will not open or close properly (see image)
- Cracks in the exposed grade beam of the house
- Cracks in bricks & mortar (see image)
- Gaps between brick and doors or window frames

Interior
- Windows that are hard to open & close (see image)
- Cracks, curling & tearing of existing sheetrock
- Unlevel Floors
- Large cracks in the concrete slab
- Gaps above kitchen cabinets
- Cabinet doors that will not stay shut
- Diagonal cracks in the wall at corners of doors and windows (see image)

Following the steps in this brochure could save you thousands of dollars in foundation repairs. There are two seasons that must be addressed: the dry season and the rainy season.

When there has been no rain, it is very important to water your concrete foundation. Dry foundations can cause cracks in walls, doors shifting or won't close or stick when you try to open them. The trick to avoiding a shifting foundation is to keep the perimeter of the foundation evenly moist.

It is very important that your concrete foundation maintains even moisture.

Avoid Foundation Problems

Learn The Signs

Keep Your Foundation Clear of Clutter and Don’t Plant Adjacent to the Foundation.
When considering storage, plants, shrubs and trees for your house, it is important to keep a safe distance from the foundation to avoid costly problems.

Provided By:
City of Denton
Community Development
601 E. Hickory St., Suite B, Denton, Texas 76205
Phone (940) 349-7726 ~ Fax (940) 349-7753
www.cityofdenton.com
ADA/EOE/ADEA ~ TDD (800) 735-2989
Revised: August 2012

PLEASE NOTE that this is only a simple foundation preventive maintenance recommendation. Should you be concerned about the possibility of future movement or potential for movement or structural damage then a licensed structural engineer should be consulted for further evaluation and recommendations.

Protect Your Investment
How to Water Your Concrete Foundation

The Rainy Season... Remember, too much water in the rainy season is just as bad as not watering in the dry season.

Drainage: To check the drainage around your house means getting wet. When it rains hard (not just a sprinkle), walk around your house and see if the water is draining away from your house without standing or creating puddles. If you see puddles, note the places the problem exists. The solution to the problem is positive water draining. That means the dirt should be higher at the foundation and slope way from the house at the rate of one inch per foot, and extend past the roofline or an outward slope for five feet in all directions from the perimeter of the foundation. This allows rainwater to run off instead of pooling against the foundation, or from washing off the soil.

Gutters and downspouts are also a good idea, if rain keeps pooling or washing away the soil. If your house has gutters, be sure that both gutters and downspouts are free from obstruction, i.e. leaves, etc. and drain away from the house.

The Dry Season... During the dry season water should be added to the perimeter of the foundation.

Watering: Good results can be accomplished by slowly increasing the moisture in the soil by placing a soaker hose 12-18 inches from the foundation. Water your foundation for 8 to 10 hours a day - 3 times a week until water is observed standing on the ground. Note: Soil needs to be moist up to several feet deep.

Vegetation: You may need to water more if you have shrubs and plants close to the foundation and if you have a tree within 20 feet of the house. Plants, shrubs and trees take the water meant for the foundation.

Grass: is important to prevent soil erosion from around the foundation. The roots help hold the soil in place and the grass helps retain moisture.

Use a Soaker Hose: Soaker hoses look like black garden hoses and have tiny weep holes (made of polyethylene and old, recycled car tires). The hoses lie directly on the ground, so water can slowly seep into the ground.

What Are the Benefits? The chief advantage of a soaker hose is that it supplies water at a steady, slow rate, which keeps the soil moist. There is little water lost to evaporation or run-off, so the system delivers more water to the ground where it’s needed. With such steady watering the ground stays moist but not waterlogged. Regular hoses can erode soil or the water runs off or evaporates before it can soak in.

Remember
Don’t plant adjacent to the foundation
Keep shrubbery and flower beds well mulched.
Plant trees a proper distance away from the home.
Slope beds away from the homes foundation

Watering with soaker hose ~ side of house

During a drought, watering 8 hours everyday with a soaker hose is recommended ~ especially if you haven’t been watering.

Soaker Hose is recommended because it waters slowly ~ you may need more than 1 hose to go around the whole house or you can move the base once you have watered an area.
Learn the Signs

Exterior and Interior Signs... How to Know if You Have a Problem.

Exterior
- Doors that will not open or close properly (see image)
- Cracks in the exposed grade beam of the house
- Cracks in bricks & mortar (see image)
- Gaps between brick and doors or window frames

Interior
- Windows that are hard to open & close (see image)
- Cracks, curling & tearing of existing sheetrock
- Unlevel Floors
- Large cracks in the concrete slab
- Gaps above kitchen cabinets
- Cabinet doors that will not stay shut
- Diagonal cracks in the wall at corners of doors and windows (see image)

Avoid Foundation Problems

Following the steps in this brochure could save you thousands of dollars in foundation repairs. There are two seasons that must be addressed: the dry season and the rainy season.

When there has been no rain, it is very important to water your concrete foundation. Dry foundations can cause cracks in walls, doors shifting or won’t close or stick when you try to open them. The trick to avoiding a shifting foundation is to keep the perimeter of the foundation evenly moist.

It is very important that your concrete foundation maintains even moisture.

Don’t cover or close up “weep holes” in the brick (small slits between bricks bottom layer) of the foundation.

Watering with soaker hose ~ front of house

Provided By:

City of Denton
Community Development
601 E. Hickory St., Suite B, Denton, Texas 76205
Phone (940) 349-7726 ~ Fax (940) 349-7753
www.cityofdenton.com
ADA/EOE/ADEA ~ TDD (800) 735-2989
Revised: August 2012

PLEASE NOTE that this is only a simple foundation preventive maintenance recommendation. Should you be concerned about the possibility of future movement or potential for movement or structural damage then a licensed structural engineer should be consulted for further evaluation and recommendations.

Learn The Signs

- doors & windows sticking, hard to open
- uneven floors
- stress cracks in exterior bricks & foundation
- gaps between bricks & doors & window frames
- sheetrock cracks over interior doors

Protect Your Investment

Keep Your Foundation Clear of Clutter and Don’t Plant Adjacent to the Foundation.
When considering storage, plants, shrubs and trees for your house, it is important to keep a safe distance from the foundation to avoid costly problems.