

## COMMON HOME PROBLEMS CAN STEM FROM DIRT

You buy or build a new home. Over time you discover new creaks and cracks, but you may not know what is happening or why. You might recognize problems like: the floors feel unlevel; drywall is cracking excessively; cabinets are pulling away from the backsplash or wall; tile flooring is cracking; or doors will not open and shut. These types of problems may indicate a dirt or foundation based cause. Dirt and foundation issues are sometimes evident in more direct ways. Some of the more common signs are: excessive cracking of the foundation; water draining toward the home; water in the basement or crawl space; or cracking and settling of driveways and patios. The following will provide you with information about the underlying cause behind three examples.

### 1. Subsurface water issues not addressed before or during construction led to water against the foundation and inside the crawlspace:

PROBLEM: Mud in crawl space; algae growing along foundation; wet basement; musty smell.

CAUSE: The dirt on this view lot was wet, even during the dry season. The problem was not addressed during construction. Subsurface water continued to bubble up inside and outside of the home.

### 2. Expansive soils and poorly compacted fill leads to shifting floors, cracking walls:

PROBLEM: Doors stick open or will not shut; cracking tile floors; walls separate from ceiling; drywall cracking.

CAUSE: This home site had expansive soils – soils which change in volume depending on how wet or dry they are. Fill dirt was not properly compacted. Last, this home was built below the level of the street. The two dirt issues combined to cause voids beneath the concrete slab, and shifting of the foundation. This led to significant cracking in tile floors and drywall. Water running toward the home seasonally increased the amount of dirt movement around the home and under the foundations.

### 3. Lack of proper surface drainage and water control led to moving foundation:

PROBLEM: Privacy walls falling down; house walls cracking; muddy yard.

CAUSE: Water ran toward the home instead of away from it, causing saturated soils around the home and beneath the foundations. Gutter drains did not flow water away from the home.

ExactEx has helped property owners with existing problems like the examples above. Solutions vary by property and problem. ExactEx has the experience necessary to assemble the correct team, diagnose and repair many of the dirt and water issues that occur. Successful problem resolution allows you to get back to life and love your home again. It *IS* a shame that problems occur; but when they do, you'll want to get them fixed right – the first time.

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*ExactEx is an excavation and underground utility contractor performing both new construction and repair of dirt or ground water problems with an emphasis on environmentally friendly construction techniques.*