



HOMEOWNERS FOUNDATION RESOURCE KIT



YOUR GUIDE TO A STRONGER, SAFER HOME

A SOLID FOUNDATION IS ESSENTIAL TO THE SAFETY, COMFORT, AND VALUE OF YOUR HOME.

This resource kit is designed to help North Texas homeowners understand foundation care, recognize potential problems early, and make informed decisions when repair is needed.



YOUR GUIDE TO A STRONGER, SAFER HOME

A strong foundation protects your home, your family, and your investment. Inside, you'll find expert tips and practical information to help you maintain your foundation and address issues with confidence.

WHAT'S INSIDE

Practical information, expert tips, and helpful resources to protect your home and investment for years to come.

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FOUNDATION CONTRACTOR



PROTECT
Your Home



PRESERVE
Your Investment



PEACE OF MIND
For Years to Come



FOUNDATION SEASONAL MAINTENANCE CHECKLIST

Regular seasonal maintenance can help prevent foundation problems and protect your home year-round.

PROPERTY ADDRESS: _____ DATE: _____



SPRING CHECKLIST



Inspect gutters and downspouts.
Ensure they are clean and direct water away from your foundation. ☐



Check grading around your home.
Soil should slope away from the foundation at least 6 inches for the first 10 feet. ☐



Inspect exterior walls and foundation.
Look for new cracks, gaps, or signs of movement. ☐



Test outdoor faucets and sprinkler systems.
Fix any leaks that could lead to excess moisture. ☐



Check trees and shrubs near foundation.
Trim back roots and branches that could affect your foundation. ☐



SPRING TIP: Heavy spring rains can saturate the soil. Proper drainage is key to preventing foundation movement.



SUMMER CHECKLIST



Monitor soil moisture levels.
Dry, hard soil can shrink and cause foundation movement. ☐



Water your foundation.
Water deeply during dry spells to keep soil evenly moist. ☐



Check doors and windows.
Ensure they open and close properly. Look for sticking or gaps. ☐



Inspect interior for signs of movement.
Look for cracks in walls, ceilings, or around door frames. ☐



Check crawl space or foundation vents.
Ensure vents are open for proper airflow and ventilation. ☐



SUMMER TIP: Consistent moisture around your foundation helps prevent soil shrinkage and cracks.



FALL CHECKLIST



Clean gutters and downspouts.
Remove leaves and debris to prepare for winter rains. ☐



Check and extend downspouts.
Ensure downspouts extend at least 5-6 feet away from foundation. ☐



Trim trees and remove dead roots.
Prevent roots from growing toward your foundation. ☐



Inspect foundation and brick/mortar.
Address small cracks before they worsen in winter. ☐



Insulate exposed pipes.
Prevent leaks that can cause moisture issues around your foundation. ☐



FALL TIP: Preparing now can prevent costly damage during the colder months.



WINTER CHECKLIST



Ensure proper drainage.
Make sure water flows away from your foundation. ☐



Check for ice buildup.
Ice near the foundation can lead to cracks and water intrusion. ☐



Inspect for drafts and gaps.
Seal any gaps around windows and doors. ☐



Check crawl space.
Ensure vents are not blocked and the area is dry and well-ventilated. ☐



Monitor for cracks.
Cold weather can worsen small foundation issues. ☐



WINTER TIP: Freeze-thaw cycles can cause foundation damage. Keep an eye out for new cracks.



PREVENTION IS THE BEST PROTECTION

Routine seasonal maintenance helps extend the life of your foundation and avoids expensive repairs. When in doubt, get a professional inspection.



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DRAINAGE & SOIL CARE

TIPS & SOLUTIONS TO PROTECT YOUR FOUNDATION

Proper drainage and healthy soil are essential to keeping your foundation stable. Manage water and soil around your home to prevent movement, cracks, and costly repairs.



WATER IS ONE OF THE BIGGEST THREATS TO YOUR FOUNDATION

Excess water can saturate the soil, causing it to expand. When the soil dries, it shrinks. This constant cycle of expansion and contraction can lead to foundation movement and structural damage.



ESSENTIAL TIPS



KEEP GUTTERS CLEAN & FUNCTIONAL

Clean gutters regularly and ensure downspouts direct water at least 5–6 feet away from your foundation.



MAINTAIN PROPER GRADING

Soil should slope away from your foundation at least 6 inches over the first 10 feet.



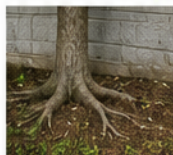
MANAGE WATER AROUND YOUR HOME

Avoid standing water and monitor areas where water tends to collect after rain.



BE MINDFUL OF TREES AND SHRUBS

Plant trees and large shrubs away from your foundation. Roots can draw moisture from the soil and cause movement.



ADJUST IRRIGATION

Don't overwater your lawn. Water in the early morning and avoid watering near the foundation.



SOLUTIONS THAT HELP



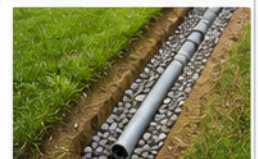
INSTALL DOWNSPOUT EXTENSIONS

Use downspout extensions or splash blocks to carry water far from the home.



FRENCH DRAINS

French drains help redirect excess water away from the foundation and prevent soil saturation.



SURFACE DRAINS

Channel surface water away from your home with catch basins or surface drains.



SOIL MOISTURE CONTROL

During dry periods, water the soil around your foundation moderately to prevent excessive shrinkage.



RETAINING WALLS

Use retaining walls to manage soil slopes and prevent erosion and water runoff.



BEST PRACTICES



Inspect your property seasonally and after heavy rain.



Look for early warning signs of foundation movement.



Act early to address drainage or soil issues before they worsen.



When in doubt, consult a foundation repair professional.



PROTECT YOUR HOME. PROTECT YOUR INVESTMENT.

Proper drainage and soil care today can prevent foundation problems tomorrow.



Get a Free Foundation Inspection
& Custom Recommendations

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IMPORTANT: This guide is for informational purposes only and does not replace a professional inspection. Foundation conditions can vary. Contact a local foundation repair expert for a thorough evaluation.





FOUNDATION REPAIR PROS

— CONNECTING YOU TO LOCAL ★ FOUNDATION REPAIR EXPERTS —

2026

DALLAS-FORT WORTH FOUNDATION REPAIR COST GUIDE

Everything Homeowners Need
to Know Before Hiring a Contractor



LOCAL EXPERTS
IN NORTH TEXAS



HONEST PRICING
& RECOMMENDATIONS



TRUSTED BY
HOMEOWNERS

2

INTRODUCTION

Why Foundations Move in North Texas

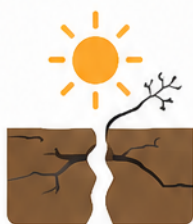
Homes in the Dallas–Fort Worth Metroplex are built on expansive clay soil. This soil expands when wet and shrinks when dry, causing foundations to move.

Over time, this movement can lead to cracks, uneven floors, sticking doors, and serious structural damage.

This guide explains typical repair costs, what affects pricing, and how to protect your home.



COMMON CAUSES OF FOUNDATION MOVEMENT



**EXPANSIVE
CLAY SOIL**



**HEAVY RAIN
& FLOODING**



**DROUGHT
CONDITIONS**



TREE ROOTS



**PLUMBING
LEAKS**

IN THIS GUIDE YOU'LL DISCOVER

- ✓ Average foundation repair costs in DFW
- ✓ What determines the cost of repairs
- ✓ Common repair methods and solutions
- ✓ Signs of foundation problems
- ✓ Tips to prevent future damage
- ✓ How to hire the right contractor

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FOUNDATION REPAIR COST OVERVIEW

Typical cost ranges for common foundation repair services in the Dallas–Fort Worth area.

REPAIR / SERVICE	AVERAGE COST RANGE
 Foundation Inspection	FREE – \$500
 Engineer Foundation Report	\$400 – \$900
 Minor Crack Repair	\$300 – \$1,000
 Concrete Crack Stitching	\$500 – \$2,000
 French Drain Installation	\$2,500 – \$8,000
 Surface Drain Installation	\$1,500 – \$5,000
 Pier & Beam Repair	\$4,000 – \$20,000+
 Concrete Slab Foundation Repair	\$3,500 – \$18,000+
 House Leveling	\$4,500 – \$20,000+
 Crawl Space Repair	\$2,000 – \$10,000+
 Soil Stabilization	\$2,000 – \$10,000+



Costs vary based on home size, soil conditions, accessibility, and severity of damage.

4

TYPICAL FOUNDATION REPAIR PRICING BY NUMBER OF PIERS

For slab foundations, pricing is commonly determined by the number of foundation piers required.

Number of Piers	Typical Cost
6–10	\$3,500–\$7,000
11–15	\$6,500–\$10,000
16–20	\$9,000–\$14,000
21–30	\$13,000–\$20,000
30+	\$18,000–\$35,000+



DFW
FOUNDATION REPAIR PROS

— CONNECTING YOU TO LOCAL  FOUNDATION REPAIR EXPERTS —

5

FOUNDATION REPAIR METHODS

Common repair solutions used by foundation specialists in DFW.



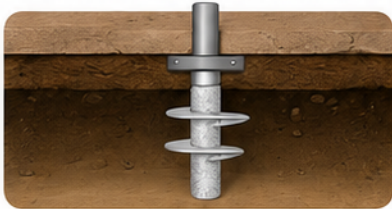
STEEL PUSH PIERS

Steel piers are driven deep into stable soil or bedrock to permanently support the foundation.



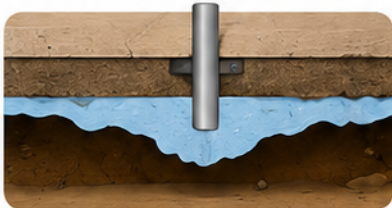
CONCRETE PRESSED PIERS

Concrete piers are pressed into the ground using hydraulic equipment for added support.



HELICAL PIERS

Helical piers are screwed into the ground and are ideal for limited-access areas.



SLAB LIFTING – MUDJACKING

A mixture is pumped under the slab to lift and level sunken concrete.



SLAB LIFTING – POLYURETHANE FOAM

High-density foam is injected under the slab to lift and stabilize with minimal disruption.



PIER & BEAM REPAIRS

Damaged beams and joists are repaired or replaced to restore stability.

6

SIGNS OF FOUNDATION PROBLEMS

Watch for these warning signs in and around your home.



Interior Wall Cracks



Exterior Brick Cracks



Uneven or Sloping Floors



Doors That Stick



Gaps Around Windows



Chimney Separation



The sooner you address these signs, the less expensive the repairs are likely to be.

7

HOW TO PREVENT FOUNDATION DAMAGE

Simple steps can help minimize foundation movement and protect your home.



MAINTAIN CONSISTENT SOIL MOISTURE

Water your foundation during dry periods.



MANAGE DRAINAGE

Keep water flowing away from your home.



KEEP GUTTERS & DOWNSPOUTS CLEAN

Extend downspouts at least 5–6 feet.



INSTALL ROOT BARRIERS

Prevent tree roots from drawing moisture.



REGULAR FOUNDATION INSPECTIONS

Catch small issues before they grow.



Prevention is always more affordable than major repairs.

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FREQUENTLY ASKED QUESTIONS

1. Is foundation repair covered by homeowners insurance?

Most standard policies do not cover foundation movement caused by soil conditions. However, damage from plumbing leaks or sudden events may be covered.

2. How long does foundation repair take?

Most residential projects are completed in 2 to 5 days, depending on the size of the home and extent of repairs.

3. Will foundation repair increase my home's value?

Yes. A stable foundation improves safety, structural integrity, and overall property value.

4. Do you offer financing?

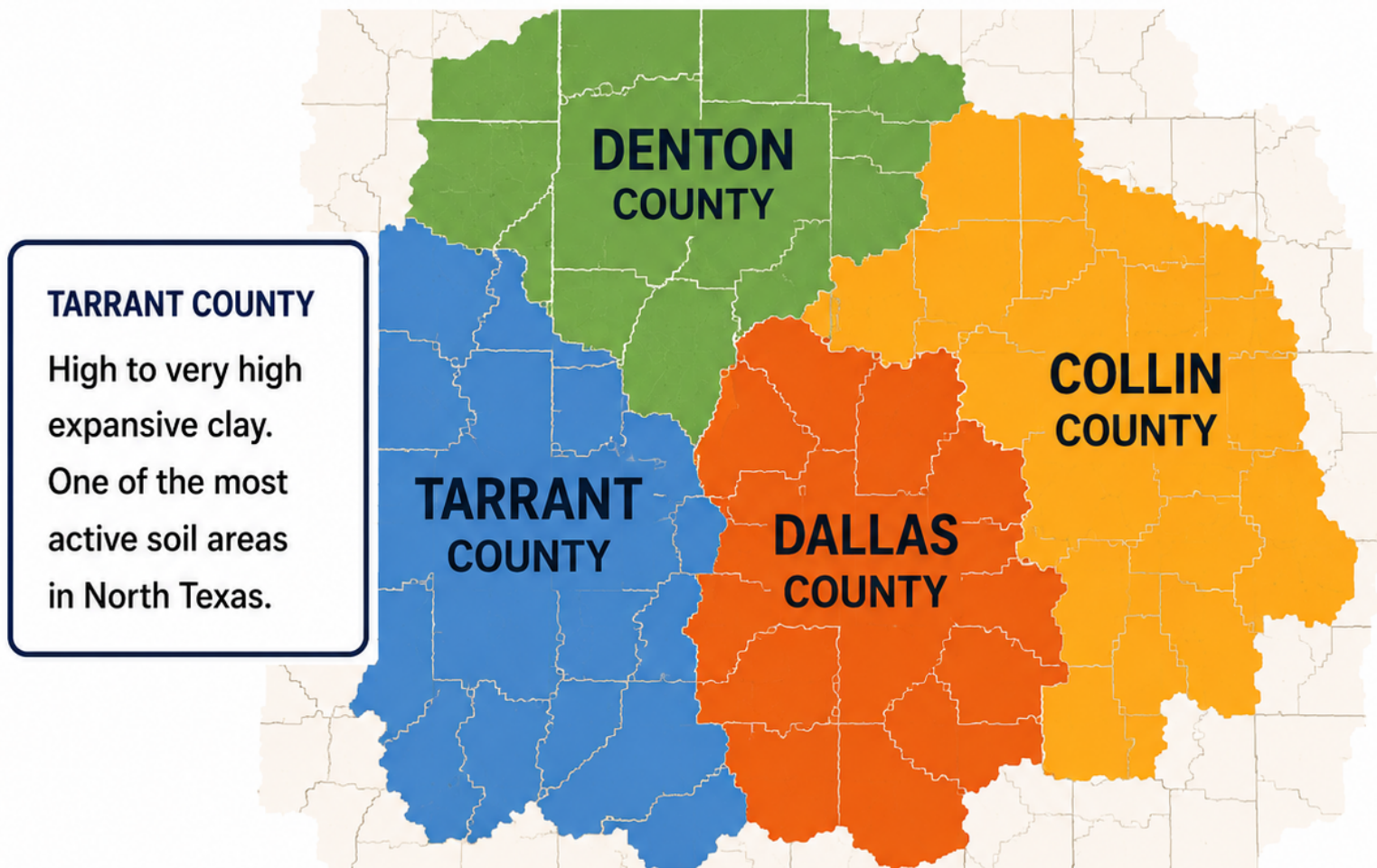
Many foundation companies offer financing options to help homeowners manage the cost of repairs over time.

5. How many estimates should I get?

We recommend getting at least 2–3 estimates and asking about warranties, methods, and engineer involvement.

NORTH TEXAS SOIL MAP

Expansive clay soils are found throughout North Texas.
These soils are the leading cause of foundation movement.



- High Expansive Clay
- Moderate Expansive Clay
- Low Expansive Clay

Red and orange areas indicate high-expansive clay zones where movement is most common.

10

HIRING A FOUNDATION CONTRACTOR CHECKLIST

Use this checklist to make sure you hire a qualified, trustworthy foundation repair company.

- ☐ Licensed and insured
- ☐ Provides written estimate
- ☐ Offers transferable warranty
- ☐ Performs proper inspection
- ☐ Provides engineer report if needed
- ☐ Has positive local reviews & references
- ☐ Explains the repair plan clearly
- ☐ Addresses drainage issues
- ☐ Uses quality materials and methods
- ☐ Stands behind their work



**The right contractor makes all the difference.
Don't just hire the first company you call.**

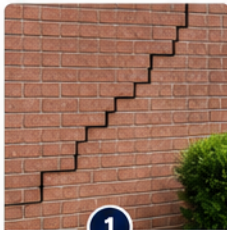
FOUNDATION SIGNS & SYMPTOMS

HOW TO IDENTIFY WARNING SIGNS OF FOUNDATION PROBLEMS

Catching foundation issues early can save you time, stress, and thousands in repairs. Watch for these common warning signs around your home.



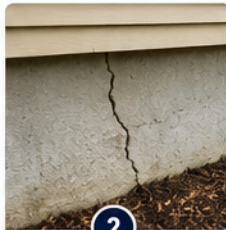
EXTERIOR WARNING SIGNS



1

STAIR-STEP CRACKS IN BRICK OR BLOCK

Noticeable stair-step cracks in exterior brick or block walls often indicate movement in the foundation.



2

CRACKS IN FOUNDATION WALLS

Horizontal or vertical cracks in the foundation walls can be a sign of pressure from shifting or settling.



3

GAPS AROUND WINDOWS OR DOORS

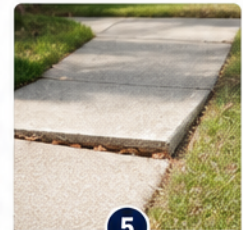
Gaps or separation between the frame and the wall may mean the foundation is shifting.



4

ROOF OR EAVES SEPARATION

Gaps where the roof or eaves pull away from the home can indicate foundation movement.



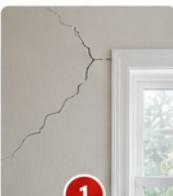
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UNEVEN DRIVEWAYS OR WALKWAYS

Sloping, cracking, or uneven concrete can be a sign the ground beneath your home is shifting.



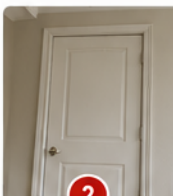
INTERIOR WARNING SIGNS



1

WALL CRACKS

Cracks above doors, windows, or along ceilings and corners may indicate foundation movement.



2

DOORS STICK OR WON'T LATCH

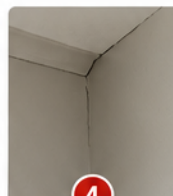
Doors that are hard to open or close could be a sign the frame is shifting out of square.



3

UNEVEN OR SLOPING FLOORS

Floors that slope, bounce, or feel uneven when you walk may point to foundation settlement.



4

GAPS IN WALLS OR CEILINGS

Gaps between walls, ceilings, or crown molding can be caused by foundation movement.



5

WINDOWS THAT WON'T OPEN

Windows that are difficult to open or appear misaligned may be affected by a shifting foundation.

WHAT CAUSES FOUNDATION PROBLEMS?



SOIL MOVEMENT

Expanding and contracting soil due to moisture changes.



POOR DRAINAGE

Improper drainage leads to water pooling around your foundation.



TREE ROOTS

Roots can remove moisture from the soil, causing it to shrink and settle.



POOR COMPACTION

Improperly compacted soil during construction can lead to settling.



PLUMBING LEAKS

Leaky pipes can saturate the soil and cause shifting or erosion.



DON'T IGNORE THE SIGNS

Small cracks today can lead to major structural issues tomorrow.

SCHEDULE A PROFESSIONAL FOUNDATION INSPECTION TODAY.



EARLY DETECTION CAN SAVE YOU:

- ✓ Thousands in repairs
- ✓ Stress and worry
- ✓ Safety risks
- ✓ Your home's value



**PROTECT YOUR HOME.
PROTECT YOUR INVESTMENT.**

Contact local foundation repair experts you can trust.



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CONTRACTOR QUESTIONS CHECKLIST



QUESTIONS TO ASK YOUR CONTRACTOR BEFORE FOUNDATION REPAIR WORK

Asking the right questions helps you choose a qualified contractor, understand the repair process, and protect your home and investment.



1 EXPERIENCE & QUALIFICATIONS

- ☐ How long have you been in business?
- ☐ Do you specialize in foundation repair?
- ☐ Are you licensed, bonded, and insured?
- ☐ Can you provide references or reviews from past customers?
- ☐ Do your crew members have specific foundation repair training?



2 INSPECTION & DIAGNOSIS

- ☐ How will you determine the cause of my foundation problem?
- ☐ Will you provide a written inspection report?
- ☐ Do you use measurements and testing to diagnose the issue?
- ☐ Will you explain the problem in terms I can understand?
- ☐ Are there any other issues you found that I should know about?



3 REPAIR SOLUTIONS & PROCESS

- ☐ What repair methods do you recommend and why?
- ☐ Are there alternative solutions? What are the pros and cons?
- ☐ How long will the repair take?
- ☐ Will the repair require drilling inside or outside my home?
- ☐ How will the repair process affect my daily routine?



4 PRICING & PAYMENT

- ☐ Can I get a detailed, written estimate?
- ☐ What does the price include and exclude?
- ☐ Are there any potential additional costs?
- ☐ What are your payment terms?
- ☐ Do you require a deposit? If so, how much?



5 WARRANTY & AFTERCARE

- ☐ What warranties do you offer on your work?
- ☐ What does the warranty cover and for how long?
- ☐ Are the materials you use covered by a manufacturer warranty?
- ☐ What happens if the problem returns?
- ☐ Do you offer any maintenance recommendations after the repair?

WHY IT MATTERS



Asking questions helps ensure you hire a reputable contractor.



You'll understand the repair plan and costs before work begins.



The right contractor will protect your home, investment, and peace of mind.

PRO TIP



Get at least 2–3 detailed estimates and compare:

- ✓ Repair plan
- ✓ Materials used
- ✓ Warranty terms
- ✓ Price & value
- ✓ Contract details

The lowest price isn't always the best value.



IMPORTANT REMINDER:

Never feel pressured to decide on the spot. Take time to review your options, read the contract carefully, and make the best decision for your home and your family.



WE'RE HERE TO HELP

Connecting you to local foundation repair experts you can trust.



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PROTECT YOUR HOME. INVEST IN YOUR FUTURE.

Get a free foundation inspection and custom estimate from local experts.



+



+



FREE
INSPECTION

HONEST
ESTIMATES

LONG-TERM
SOLUTIONS



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ADDITIONAL RESOURCES

Visit our website for more guides, articles, and city-specific information for homeowners across the Dallas–Fort Worth Metroplex.

