



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**

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INTRODUCTION

Why Foundations Move in North Texas

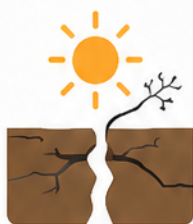
Homes in the Dallas–Fort Worth Metroplex are built on expansive clay soil. This soil expands when wet and shrinks when dry, causing foundations to move.

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.

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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**

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FOUNDATION REPAIR METHODS

Common repair solutions used by foundation specialists in DFW.



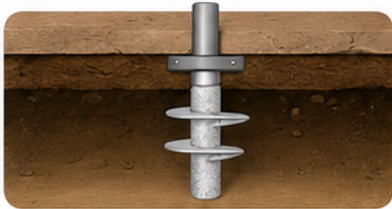
STEEL PUSH PIERS

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



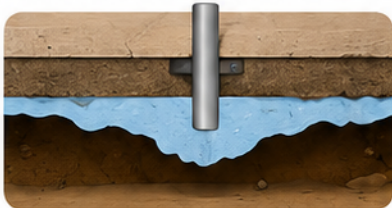
CONCRETE PRESSED PIERS

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.

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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.

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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?

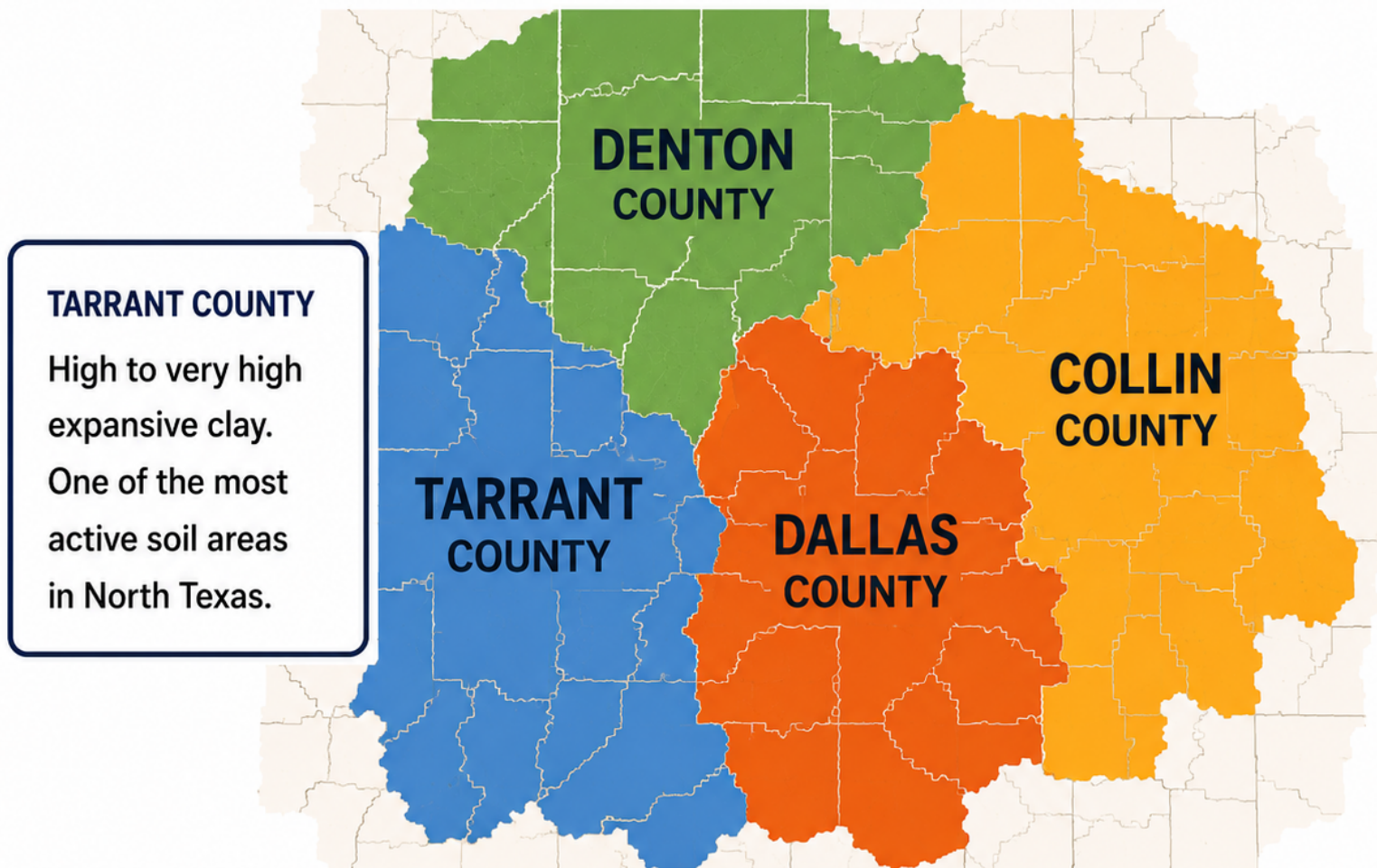
Many foundation companies offer financing options to help homeowners manage the cost of repairs over time.

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.

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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.**



PROTECT YOUR HOME. INVEST IN YOUR FUTURE.

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



+



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FREE
INSPECTION

HONEST
ESTIMATES

LONG-TERM
SOLUTIONS



dfwfoundationrepairpros.com

ADDITIONAL RESOURCES

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

