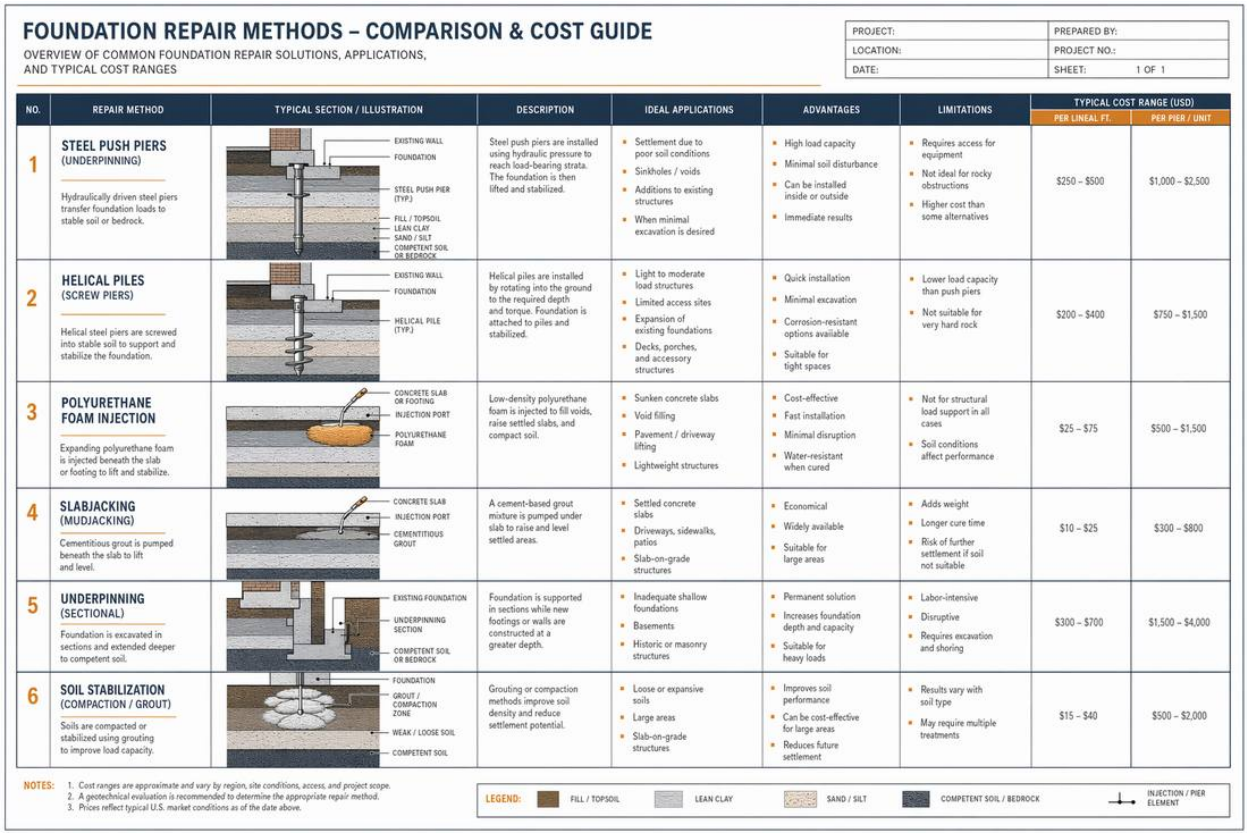
FREE GUIDE FROM BEDROCKBEARING

Foundation Estimate Comparison Guide

Compare foundation repair estimates line by line so you can tell a fair scope from a padded one.



FOUNDATION REPAIR METHODS – COMPARISON & COST GUIDE

OVERVIEW OF COMMON FOUNDATION REPAIR SOLUTIONS, APPLICATIONS, AND TYPICAL COST RANGES

PROJECT:	PREPARED BY:
LOCATION:	PROJECT NO.:
DATE:	SHEET: 1 OF 1

NO.	REPAIR METHOD	TYPICAL SECTION / ILLUSTRATION	DESCRIPTION	IDEAL APPLICATIONS	ADVANTAGES	LIMITATIONS	TYPICAL COST RANGE (USD) PER LINEAL FT.	TYPICAL COST RANGE (USD) PER PIER / UNIT
1	**STEEL PUSH PIERS (UNDERPINNING)** Hydraulically driven steel piers transfer foundation loads to stable soil or bedrock.	EXISTING WALL; FOUNDATION; STEEL PUSH PIER (TYP.); FILL / TOPSOIL; LEAN CLAY; SAND / SILT; COMPETENT SOIL OR BEDROCK	Steel push piers are installed using hydraulic pressure to reach load-bearing strata. The foundation is then lifted and stabilized.	Settlement due to poor soil conditions; Sinkholes / voids; Additions to existing structures; When minimal excavation is desired	High load capacity; Minimal soil disturbance; Can be installed inside or outside; Immediate results	Requires access for equipment; Not ideal for rocky obstructions; Higher cost than some alternatives	$250 – $500	$1,000 – $2,500
2	**HELICAL PILES (SCREW PIERS)** Helical steel piers are screwed into stable soil to support and stabilize the foundation.	EXISTING WALL; FOUNDATION; HELICAL PILE (TYP.)	Helical piles are installed by rotating into the ground to the required depth and torque. Foundation is attached to piles and stabilized.	Light to moderate load structures; Limited access sites; Expansion of existing foundations; Decks, porches, and accessory structures	Quick installation; Minimal excavation; Corrosion-resistant options available; Suitable for tight spaces	Lower load capacity than push piers; Not suitable for very hard rock	$200 – $400	$750 – $1,500
3	**POLYURETHANE FOAM INJECTION** Expanding polyurethane foam is injected beneath the slab or footing to lift and stabilize.	CONCRETE SLAB OR FOOTING; INJECTION PORT; POLYURETHANE FOAM	Low-density polyurethane foam is injected to fill voids, raise settled slabs, and compact soil.	Sunken concrete slabs; Void filling; Pavement / driveway lifting; Lightweight structures	Cost-effective; Fast installation; Minimal disruption; Water-resistant when cured	Not for structural load support in all cases; Soil conditions affect performance	$25 – $75	$500 – $1,500
4	**SLABJACKING (MUDJACKING)** Cementitious grout is pumped beneath the slab to lift and level.	CONCRETE SLAB; INJECTION PORT; CEMENTITIOUS GROUT	A cement-based grout mixture is pumped under slab to raise and level settled areas.	Settled concrete slabs; Driveways, sidewalks, patios; Slab-on-grade structures	Economical; Widely available; Suitable for large areas	Adds weight; Longer cure time; Risk of further settlement if soil not suitable	$10 – $25	$300 – $800
5	**UNDERPINNING (SECTIONAL)** Foundation is excavated in sections and extended deeper to competent soil.	EXISTING FOUNDATION; UNDERPINNING SECTION; COMPETENT SOIL OR BEDROCK	Foundation is supported in sections while new footings or walls are constructed at a greater depth.	Inadequate shallow foundations; Basements; Historic or masonry structures	Permanent solution; Increases foundation depth and capacity; Suitable for heavy loads	Labor-intensive; Disruptive; Requires excavation and shoring	$300 – $700	$1,500 – $4,000
6	**SOIL STABILIZATION (COMPACTION / GROUT)** Soils are compacted or stabilized using grouting to improve load capacity.	FOUNDATION; GROUT / COMPACTION ZONE; WEAK / LOOSE SOIL; COMPETENT SOIL	Grouting or compaction methods improve soil density and reduce settlement potential.	Loose or expansive soils; Large areas; Slab-on-grade structures	Improves soil performance; Can be cost-effective for large areas; Reduces future settlement	Results vary with soil type; May require multiple treatments	$15 – $40	$500 – $2,000

NOTES:
1. Cost ranges are approximate and vary by region, site conditions, access, and project scope.
2. A geotechnical evaluation is recommended to determine the appropriate repair method.
3. Prices reflect typical U.S. market conditions as of the date above.

LEGEND: FILL / TOPSOIL; LEAN CLAY; SAND / SILT; COMPETENT SOIL / BEDROCK; INJECTION / PIER ELEMENT

Understand your foundation problem with open eyes — get an independent engineer evaluation, then get matched, free, with licensed, insured repair pros near you. You compare estimates and choose who to hire.

Why the cheapest estimate is rarely the real fix

Two estimates for 'foundation repair' can mean two very different jobs — different methods, different numbers of piers, different warranties. The gap is usually in what's left out. Compare like for like, and compare both against the engineer's recommendation.

Line items to line up side by side

- The independent engineer's recommended method
- Number of piers (and the type — push vs helical)
- Excavation, access, and cleanup
- Wall reinforcement (carbon fiber, beams, or anchors)
- Waterproofing and drainage, if included
- Permits, inspections, and engineer sign-off

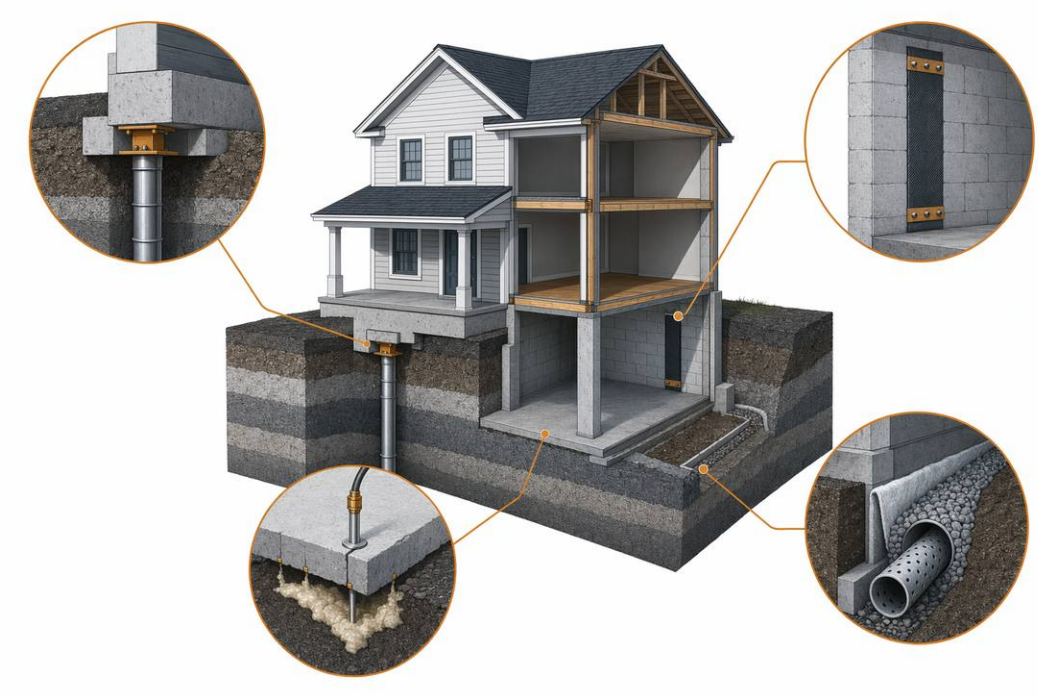
- Warranty length, terms, and whether it transfers

Questions that reveal the truth

1. What is NOT included in this number?
2. Does this match the structural engineer's recommendation?
3. How many piers, and how did you decide that?
4. What happens to the price if there's hidden damage once you dig?
5. When is each payment due, and tied to what milestone?

Score each estimate

For each contractor, mark whether every line above is included, excluded, or unclear. The most complete, engineer-aligned estimate — not the lowest — is usually the honest one.



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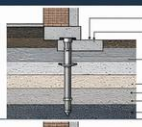
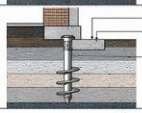
1	**STEEL PUSH PIERS (UNDERPINNING)** Hydraulically driven steel piers transfer foundation loads to stable soil or bedrock.		Steel push piers are installed using hydraulic pressure to reach load-bearing strata. The foundation is then lifted and stabilized.	• Settlement due to poor soil conditions • Sinkholes / voids • Additions to existing structures • When minimal excavation is desired	• High load capacity • Minimal soil disturbance • Can be installed inside or outside • Immediate results	• Requires access for equipment • Not ideal for rocky obstructions • Higher cost than some alternatives	$250 – $500	$1,000 – $2,500
2	**HELICAL PILES (SCREW PIERS)** Helical steel piers are screwed into stable soil to support and stabilize the foundation.		Helical piles are installed by rotating into the ground to the required depth and torque. Foundation is attached to piles and stabilized.	• Light to moderate load structures • Limited access sites • Expansion of existing foundations • Decks, porches, and accessory structures	• Quick installation • Minimal excavation • Corrosion-resistant options available • Suitable for tight spaces	• Lower load capacity than push piers • Not suitable for very hard rock	$200 – $400	$750 – $1,500
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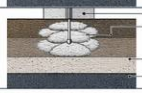
6	**SOIL STABILIZATION (COMPACTION / GROUT)** Soils are compacted or stabilized using grouting to improve load capacity.		Grouting or compaction methods improve soil density and reduce settlement potential.	• Loose or expansive soils • Large areas • Slab-on-grade structures	• Improves soil performance • Can be cost-effective for large areas • Reduces future settlement	• Results vary with soil type • May require multiple treatments	$15 – $40	$500 – $2,000

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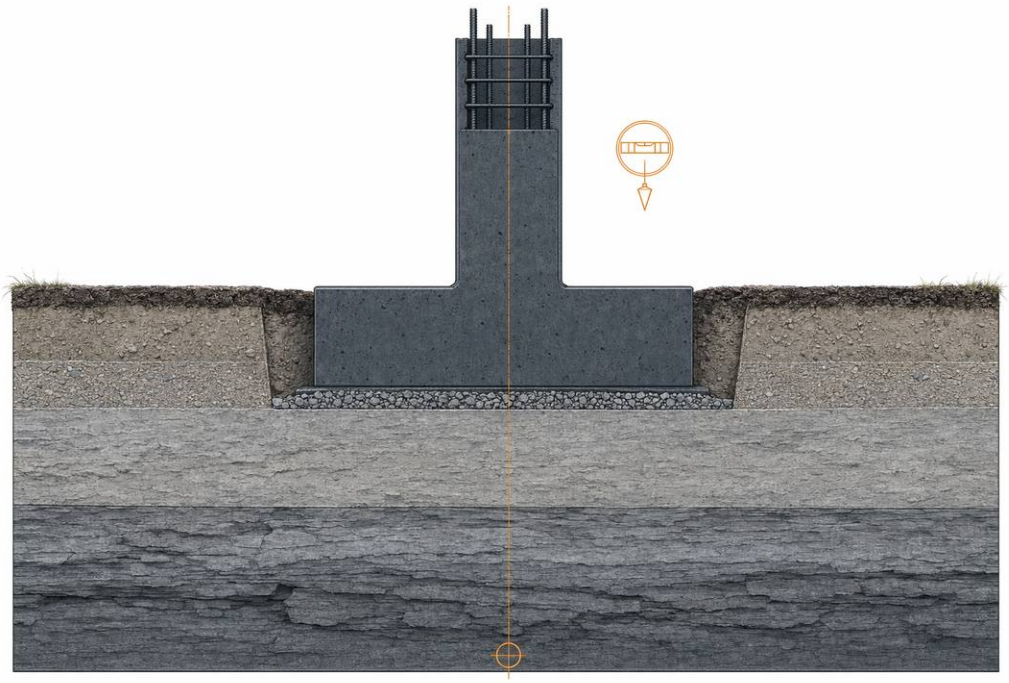

Important

BedrockBearing is a free matching service, not a structural engineer, home inspector, or foundation repair contractor. Foundation and structural problems can be serious and sometimes a safety risk; if a wall is moving or large new cracks are opening, leave the area and contact a licensed structural engineer or your local building department right away. We strongly recommend an evaluation by an independent, licensed structural engineer before you hire any contractor. Cost figures are typical ranges and estimates, not quotes or guarantees; your real price depends on the cause, the soil and site conditions, access, the method required, and your area. Always hire licensed, insured contractors, verify the license and insurance yourself, confirm scope and price in writing before any deposit, and follow your local permit and building code.