

FREE GUIDE FROM BEDROCKBEARING

Foundation Repair Planning Checklist

From first warning sign to finished repair — a step-by-step checklist for handling a foundation problem.



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.

Understand what you're dealing with

- Note every warning sign and where it is
- Take dated photos with a ruler for scale
- Mark crack ends to track if they grow
- Gauge severity: cosmetic, watch, serious, or urgent

Get the right evaluation

- 1 Hire an independent, licensed structural engineer to evaluate.
- 2 Ask for the cause, the recommended method, and a written report.
- 3 Use that report as your yardstick for every estimate.
- 4 Keep the report; it also helps at resale.

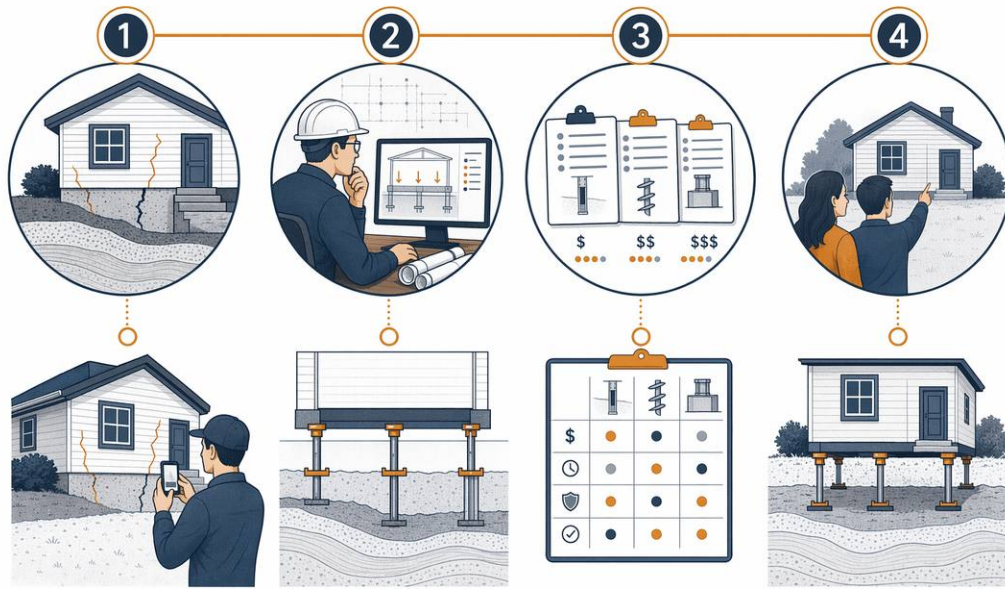


Check the rules

- What permits the repair needs in your area
- Whether the work needs engineer sign-off and inspection
- How the repair could affect a future home sale or disclosure

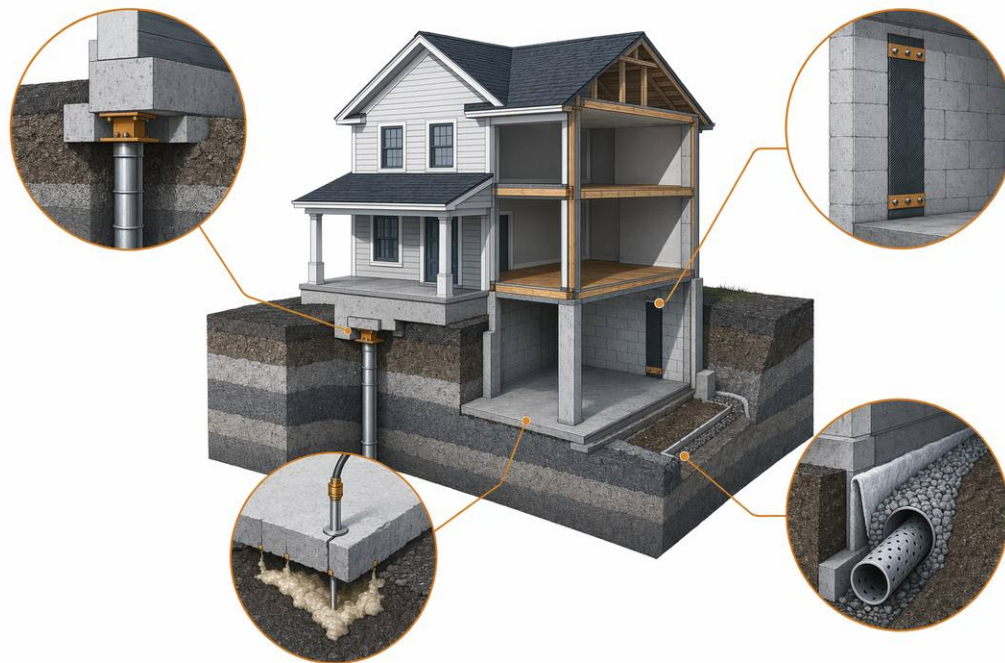
Choose a contractor you can trust

- 1 Get matched, free, with licensed, insured repair pros near you.
- 2 Collect license and insurance from each.
- 3 Compare written estimates against the engineer's report.
- 4 Choose who to hire — you stay in control.



Through the repair and after

- Confirm the scope and price in writing before any deposit
- Keep a record of payments tied to milestones
- Confirm inspection and any engineer sign-off before final payment
- File your warranty and engineer paperwork together



FOUNDATION REPAIR METHODS – COMPARISON & COST GUIDE							PROJECT:	
OVERVIEW OF COMMON FOUNDATION REPAIR SOLUTIONS, APPLICATIONS, AND TYPICAL COST RANGES							PREPARED BY:	
							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.	PER PIER / UNIT
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.	<ul style="list-style-type: none"> Settlement due to poor soil conditions Sinkholes / voids Additions to existing structures When minimal excavation is desired 	<ul style="list-style-type: none"> High load capacity Minimal soil disturbance Can be installed inside or outside Immediate results 	<ul style="list-style-type: none"> 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.	<ul style="list-style-type: none"> Light to moderate load structures Limited access sites Expansion of existing foundations Decks, porches, and accessory structures 	<ul style="list-style-type: none"> Quick installation Minimal excavation Corrosion-resistant options available Suitable for tight spaces 	<ul style="list-style-type: none"> 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.		Low-density polyurethane foam is injected to fill voids, raise settled slabs, and compact soil.	<ul style="list-style-type: none"> Sunken concrete slabs Void filling Pavement / driveway lifting Lightweight structures 	<ul style="list-style-type: none"> Cost-effective Fast installation Minimal disruption Water-resistant when cured 	<ul style="list-style-type: none"> 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.		A cement-based grout mixture is pumped under slab to raise and level settled areas.	<ul style="list-style-type: none"> Settled concrete slabs Driveways, sidewalks, patios Slab-on-grade structures 	<ul style="list-style-type: none"> Economical Widely available Suitable for large areas 	<ul style="list-style-type: none"> 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.		Foundation is supported in sections while new footings or walls are constructed at a greater depth.	<ul style="list-style-type: none"> Inadequate shallow foundations Basements Historic or masonry structures 	<ul style="list-style-type: none"> Permanent solution Increases foundation depth and capacity Suitable for heavy loads 	<ul style="list-style-type: none"> 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.		Grouting or compaction methods improve soil density and reduce settlement potential.	<ul style="list-style-type: none"> Loose or expansive soils Large areas Slab-on-grade structures 	<ul style="list-style-type: none"> Improves soil performance Can be cost-effective for large areas Reduces future settlement 	<ul style="list-style-type: none"> 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. Piers reflect typical U.S. market conditions as of the date above.

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



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.