

FREE GUIDE FROM BEDROCKBEARING

# Foundation Severity Checklist

Work through the warning signs — from hairline cracks to bowing walls — so you can gauge how urgent your foundation problem is.



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.

## Start with how serious it looks

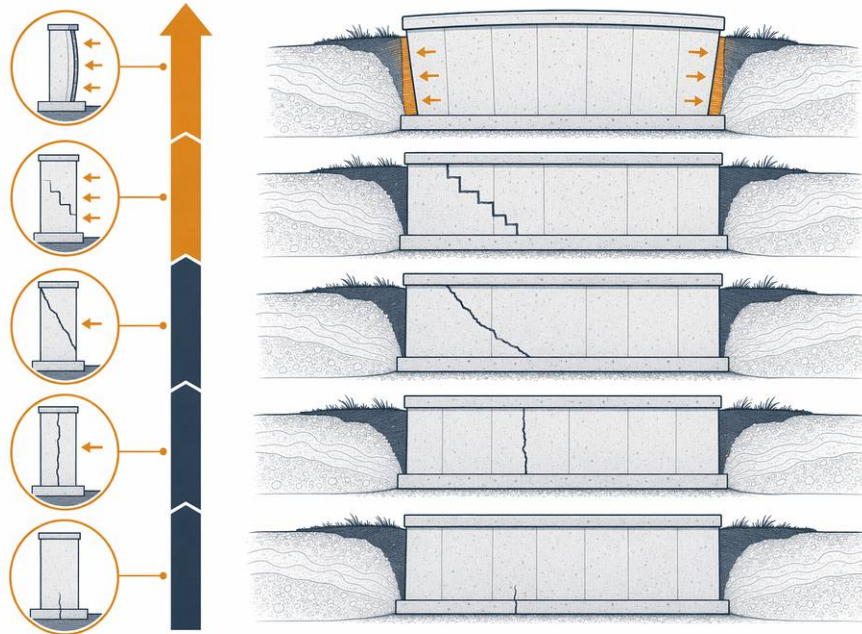
Foundation problems run from cosmetic to urgent. This checklist helps you put what you're seeing on a scale. It is general guidance, not a diagnosis. Only a licensed structural engineer can tell you for sure.

## Severity at a glance

Severity	What you might see	What to do
Low	Hairline cracks under 1/8 inch	Watch it; note the date and size
Watch	Sticking doors, small cracks growing	Get it looked at soon
Serious	Stair-step brick cracks, sloping floors	Have an engineer evaluate

Urgent

Bowing or leaning walls, sudden gaps; safety first

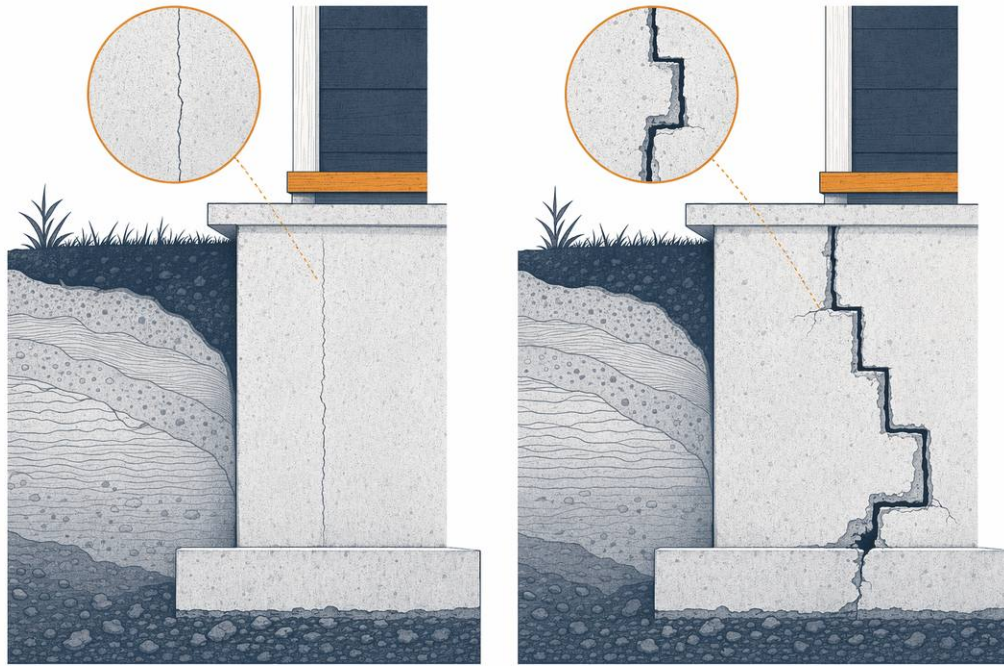


## Signs worth checking room by room

- Cracks in foundation walls, floors, or above doors and windows
- Doors or windows that stick or won't latch
- Floors that slope, bounce, or feel uneven
- Stair-step cracks in exterior brick or block
- Gaps where walls meet the ceiling or floor
- A basement wall that bows inward or leans
- Water in the basement or crawl space

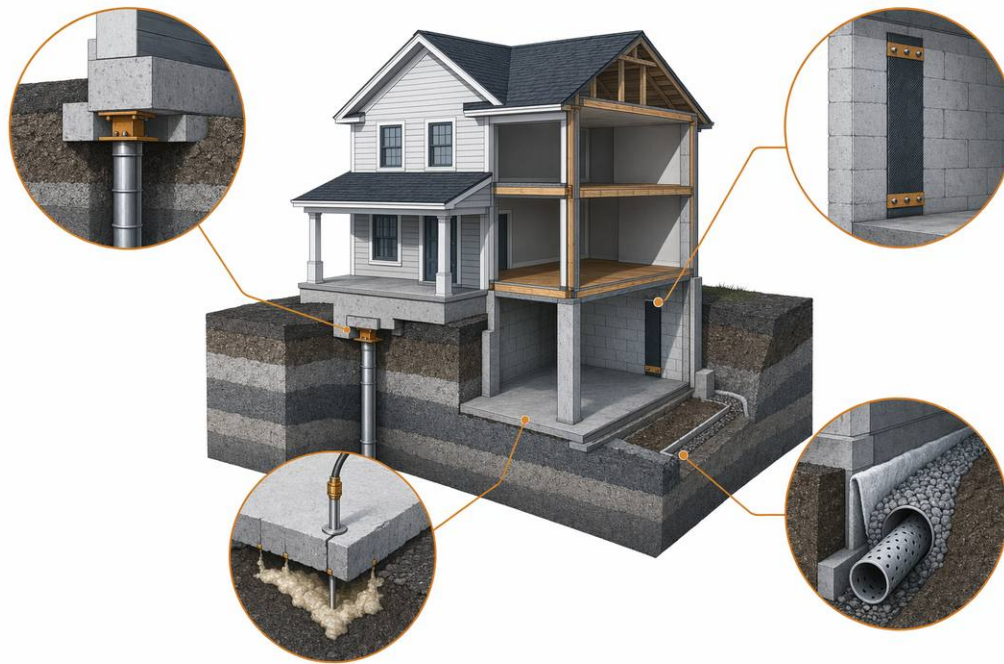
## When it is urgent

- A wall that is actively moving or leaning more over time
- Large new cracks opening quickly
- Any sign you fear could lead to collapse
- If you see these, leave the area and call a licensed structural engineer or your local building department right away.



## Your next steps

- 1 Take dated photos of each sign, with a ruler for scale.
- 2 Mark the ends of any crack so you can see if it grows.
- 3 Get an independent, licensed structural engineer to evaluate.
- 4 Then get matched, free, with licensed, insured repair pros.
- 5 Compare written estimates and choose who to hire.



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	<b>STEEL PUSH PIERS (UNDERPINNING)</b> 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"> <li>Settlement due to poor soil conditions</li> <li>Sinkholes / voids</li> <li>Additions to existing structures</li> <li>When minimal excavation is desired</li> </ul>	<ul style="list-style-type: none"> <li>High load capacity</li> <li>Minimal soil disturbance</li> <li>Can be installed inside or outside</li> <li>Immediate results</li> </ul>	<ul style="list-style-type: none"> <li>Requires access for equipment</li> <li>Not ideal for rocky obstructions</li> <li>Higher cost than some alternatives</li> </ul>	\$250 - \$500	\$1,000 - \$2,500
2	<b>HELICAL PILES (SCREW PIERS)</b> 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"> <li>Light to moderate load structures</li> <li>Limited access sites</li> <li>Expansion of existing foundations</li> <li>Decks, porches, and accessory structures</li> </ul>	<ul style="list-style-type: none"> <li>Quick installation</li> <li>Minimal excavation</li> <li>Corrosion-resistant options available</li> <li>Suitable for tight spaces</li> </ul>	<ul style="list-style-type: none"> <li>Lower load capacity than push piers</li> <li>Not suitable for very hard rock</li> </ul>	\$200 - \$400	\$750 - \$1,500
3	<b>POLYURETHANE FOAM INJECTION</b> 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"> <li>Sunken concrete slabs</li> <li>Void filling</li> <li>Pavement / driveway lifting</li> <li>Lightweight structures</li> </ul>	<ul style="list-style-type: none"> <li>Cost-effective</li> <li>Fast installation</li> <li>Minimal disruption</li> <li>Water-resistant when cured</li> </ul>	<ul style="list-style-type: none"> <li>Not for structural load support in all cases</li> <li>Soil conditions affect performance</li> </ul>	\$25 - \$75	\$500 - \$1,500
4	<b>SLABJACKING (MUDJACKING)</b> 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"> <li>Settled concrete slabs</li> <li>Driveways, sidewalks, patios</li> <li>Slab-on-grade structures</li> </ul>	<ul style="list-style-type: none"> <li>Economical</li> <li>Widely available</li> <li>Suitable for large areas</li> </ul>	<ul style="list-style-type: none"> <li>Adds weight</li> <li>Longer cure time</li> <li>Risk of further settlement if soil not suitable</li> </ul>	\$10 - \$25	\$300 - \$800
5	<b>UNDERPINNING (SECTIONAL)</b> 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"> <li>Inadequate shallow foundations</li> <li>Basements</li> <li>Historic or masonry structures</li> </ul>	<ul style="list-style-type: none"> <li>Permanent solution</li> <li>Increases foundation depth and capacity</li> <li>Suitable for heavy loads</li> </ul>	<ul style="list-style-type: none"> <li>Labor-intensive</li> <li>Disruptive</li> <li>Requires excavation and shoring</li> </ul>	\$300 - \$700	\$1,500 - \$4,000
6	<b>SOIL STABILIZATION (COMPACTION / GROUT)</b> 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"> <li>Loose or expansive soils</li> <li>Large areas</li> <li>Slab-on-grade structures</li> </ul>	<ul style="list-style-type: none"> <li>Improves soil performance</li> <li>Can be cost-effective for large areas</li> <li>Reduces future settlement</li> </ul>	<ul style="list-style-type: none"> <li>Results vary with soil type</li> <li>May require multiple treatments</li> </ul>	\$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:**



## 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.