



*Corporate Office  
304 Progress Dr.  
Sherman, TX 75092*

*Our Reputation is Rock Solid!*

## **GENERAL FOUNDATION MAINTENANCE RECOMMENDATIONS**

A foundation's performance is greatly enhanced by implementing a routine maintenance program around the residence. The control of moisture increases and decreases is of paramount importance. Since over 80% of foundation problems originate due to significant changes in the soil's moisture content, ponding of water near the foundation, as well as excessive loss of moisture during dry periods of the year, must not occur. Also, the plumbing systems should be checked for leaks periodically so that a hidden moisture source is not allowed to discharge excessive amounts of moisture beneath the foundation. Any plumbing leaks that are found, or develop, must be repaired as quickly as possible.

To better control the seasonal variation of the soil's moisture content, the landscape grades should be kept a minimum of four (4') inches below the top of the slab, and should slope away from the foundation at a minimum of 1" per foot for six (6') feet. Any new fill soil utilized to maintain these grades should be moderately plastic clayey soil. Re-cutting or regrading of the site may be necessary to maintain a positive discharge of the surface water flow away from the home. Guttering should be provided around the entire perimeter of the roof with downspouts that discharge into an underground drain, or onto splash blocks located a minimum of three (3') feet away from the foundation. It is important that the plumbing system be tested every few years to ensure that no leaks have developed. This test should investigate the soundness of both the incoming service lines, as well as the sanitary sewer discharge lines. Guidelines for the recommended procedures for conducting an accurate test are available from our office if requested.

During the dry months, the soil should be kept moist, but not excessively wet around the foundation perimeter. Soaker hoses are recommended to keep the soil moist during dry periods. The duration of use for the soaker hoses can only be determined by trial and error. The key is to keep the soil from shrinking away from the foundation. Timers that activate the soaker hoses automatically insure even and consistent watering programs. Trees and large shrubs can pull a tremendous amount of moisture from under the slab, therefore it is recommended that trees and large shrubs be planted a minimum distance equivalent to their maximum height away from the foundation. If present already, trees located closer to the foundation than previously recommended should be cut down or pruned at the roots and an impenetrable barrier constructed so that roots cannot grow under the foundation.

These maintenance recommendations are offered as an aid to assist in protecting your investment. If implemented, they should be very helpful in reducing foundation movements. However, due to the nature of the extreme climatic conditions encountered, coupled with the expansive clay soil in Central U.S., slight movements of the foundation system should be expected. If we may be of any further assistance please feel free to contact our office. Thank you again for choosing Power Lift Foundation Repair, Inc.