



Border
Home Inspections
"Inspected Once, Inspected Right."

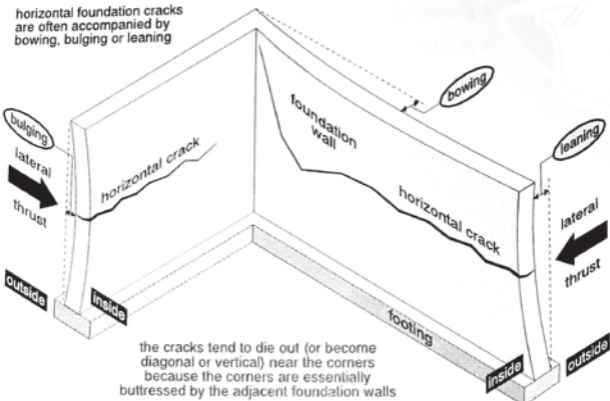
Aulden Reid Certified Residential/ Commercial Inspector

Q: My basement wall is cracked, how do I know how serious the problem is?

A: There is no easy way to answer this but there are some things to look for that might help to determine if the crack is serious or not. Generally speaking horizontal cracks are more serious than vertical ones. The picture below shows some horizontal cracks and the forces that cause them. In order to determine if your wall has moved out of plumb use a four foot level or just a straight edge. If it rocks when placed across the crack it has moved and should be looked at by a qualified contractor. Check for movement both horizontally and vertically. Even new home foundations can have serious problems if they are not backfilled properly or if heavy equipment was driven too close to the foundation wall for example. Often you will see settlement cracks running on a diagonal from basement windows. This is a common occurrence and is usually not a major concern. The cracks that are cause for concern, includes those that are misaligned, actively moving apart, bowing in or out and those walls that are generally not plumb. Sometimes the floor will buckle under the inward pressure at the bottom of the wall. If your walls have any of these defects I recommend having a qualified contractor make the necessary repairs in order to prevent the problem from getting any worse.

Foundation movement associated with horizontal cracks

horizontal foundation cracks are often accompanied by bowing, bulging or leaning



Carson Dunlop and Associates 2000

For an independent unbiased report on the condition of your home give me a call or visit www.borderhi.com for more about Border Property Inspections.



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