

1. Water Your Foundation the Right Way

- Your goal is even, consistent moisture around the slab—never bone dry, never swampy.
- Use a soaker hose or drip line 2–3 feet away from the foundation, circling the house.
- Run it low and slow so the water soaks in instead of running off.
- Start in the spring and continue through our hot, dry months.
- After heavy rain, dial back or pause watering so the soil doesn't stay saturated.

Quick visual check:

If you see gaps between the soil and your foundation or wide, dry cracks in the dirt, the soil is probably drying out too much.

2. Control Grading and Drainage

- Water should always move away from your home, not toward it.
- Make sure the soil around your home slopes away from the slab.
- Keep gutters clean and in good repair.
- Add downspout extensions so water discharges at least 5 feet away from the foundation.
- Fix low spots where water pools; consider French drains or surface drains if needed.
- Standing water next to the house is a red flag for future foundation issues.

3. Be Smart About Trees & Landscaping – Landscaping can help or hurt your foundation.

- Avoid planting large trees or very thirsty shrubs too close to the house. Roots can pull moisture from under the slab and cause uneven support.
- If you already have big trees near the home, talk to an arborist or engineer about root barriers or other solutions.
- Don't let thick beds or edging trap water against the foundation.
- Think of your lawn and landscaping as part of your overall “moisture management” plan, not just curb appeal.

4. Do Quick Seasonal Checkups – A seasonal walk-thru can catch small problems early.

Outside, look for:

- New or widening cracks in brick and mortar
- Cracks in patios, porches, or sidewalks near the house
- Gaps opening between trim/frieze boards and brick
- Soil pulling away from the foundation
- Water pooling after rain

Inside, watch for:

- Cracks in drywall, especially above doors and windows
- Doors or windows that suddenly stick or won't latch
- Floors that feel uneven or “off”

When to Call a Professional

- Cracks are getting longer, wider, or more numerous
- Floors feel significantly out of level
- Doors and windows won't open or close properly
- You see water pooling near the slab 48 hrs after rain
- You suspect a plumbing leak under the foundation

Have Questions About Foundation Issues and Resale?

Foundation movement is common in North Texas, but it doesn't always kill a sale. The key is understanding what you're dealing with and having good information before you list.

Call or Text The Dunnican Team at 972-679-1789 or Visit TheDunnicanTeam.com

Foundation maintenance checklist pier and beam edition

simple steps to protecting your pier & beam foundation



While pier and beam homes offer easier access for repairs and tend to be more forgiving than slab foundations, they do require a different set of ongoing maintenance steps. Because these homes are elevated off the ground, moisture, ventilation, and crawl space conditions play a larger role in long-term stability. The following tasks help keep the structure dry, level, and protected year-round.

Keep the Crawl Space Clean

- No standing water or wet soil
- No piles of leaves or organic material
- No construction debris
- No stored items blocking airflow

Monitor Moisture Levels

Check for:

- Damp soil or standing water
- Musty smells
- Condensation on pipes
- Sagging insulation
- Mold on joists

Crawl Space Vent Management

When to Keep Vents OPEN:

- Spring and fall, when humidity is moderate
- During mild, dry weather

When to CLOSE Vents:

- During winter freezes to protect pipes
- During extremely wet periods
- When moisture intrusion is present and being corrected

Pest Protection

Watch for:

- *Rodent droppings.*
- *Nesting materials*

Inspect Support Piers and Joists

Watch for:

- Cracked or leaning piers
- Rotting or soft floor joists
- Sagging floors
- Separated beams

Maintain Drainage Around the Home

- Positive grading (soil sloping away from the home)
- Clean gutters and downspouts
- Downspout extensions moving water 4–6 feet away
- Soil moisture kept consistent around the entire perimeter
- Even though the home is elevated, soil moisture still affects pier stability.

Watch for Signs of Movement

- Floors that feel uneven
- Doors sticking or not latching
- Cracks in interior walls
- Gaps between baseboards and flooring
- Creaking floors

- *Chewed insulation*
- *Termite tubes*

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