

Homeowners



- **Creating Consistent Follow Up Plans After Foundation Work**
Creating Consistent Follow Up Plans After Foundation Work Monitoring Seasonal Moisture Levels to Protect Repairs Inspecting Crawl Spaces for Ongoing Dampness Issues Checking Perimeter Drains to Prevent Clogging Maintaining Proper Landscaping to Minimize Soil Shifts Scheduling Preventive Assessments with Specialists Documenting Foundation Conditions After Weather Events Utilizing Moisture Meters for Accurate Measurements Identifying Early Signs of Reoccurring Settlement Updating Home Records with Maintenance Logs Encouraging Homeowners to Track Changes in Floor Elevation Sharing Maintenance Tips with Neighbors for Unified Care
- **Identifying Components That Influence Repair Estimates**
Identifying Components That Influence Repair Estimates Weighing Fixed Quote Versus Square Foot Rate Evaluating Progress Billing Arrangements in Construction Planning Down Payment and Final Installment Schedules Considering the Impact of Soil Testing on Total Costs Assessing Equipment Rental Fees for Heavier Machinery Factoring in Structural Engineer Consultations Clarifying the Expense of Permits and Administrative Tasks Adjusting Budgets for Additional Reinforcement Materials Tracking Potential Increases Due to Seasonal Demands Understanding Financing Options Offered by Contractors Prioritizing Repairs Based on Urgency and Budget Constraints
- **About Us**



Overview of common foundation issues in residential properties and their impact on neighboring homes

Sure! Sustainable materials reduce environmental impact in foundation crack repair service [residential foundation repair service](#) basement. Here's a short essay on the topic "Overview of Common Foundation Issues in Residential Properties and Their Impact on Neighboring Homes":

Living in a neighborhood often means that the condition of one home can affect its neighbors. One critical aspect of home maintenance that can have widespread implications is the health of a property's foundation. Understanding common foundation issues and their potential impact on neighboring homes is essential for fostering a community of well-maintained properties.

One of the most common foundation problems is settling. As a home ages, the soil beneath it can shift, causing the foundation to settle unevenly. This can lead to cracks in walls, sticking doors, and uneven floors. While settling is a natural process, excessive settling can weaken the structural integrity of a home. If left unaddressed, it can also affect neighboring properties by altering the distribution of weight and stress on the shared ground.

Another frequent issue is heaving, which occurs when the soil under a foundation expands, often due to freezing and thawing cycles. Heaving can push the foundation upward, causing significant structural damage. This upward movement can exert pressure on adjacent properties, potentially leading to cracks or shifts in their foundations as well.

Water damage is another critical concern. Poor drainage, leaking pipes, or heavy rainfall can saturate the soil around a foundation, leading to erosion and weakening of the structure. This can result in bowing walls or even complete foundation failure. Water issues don't just affect the home where they originate; excess water can seep into neighboring yards, destabilizing their soil and compromising their foundations too.

Lastly, tree roots can pose a significant threat to foundations. As trees grow, their roots seek out moisture and nutrients, often extending under and around home foundations. The roots can exert enough pressure to lift or crack a foundation, and since trees don't recognize property lines, this issue can easily spread to neighboring homes.

In conclusion, maintaining a home's foundation is not just about preserving your own investment; it's about contributing to the stability and safety of the entire neighborhood. By sharing knowledge and maintenance tips with neighbors, we can work together to ensure that our community remains a safe and pleasant place to live. Regular inspections, proper drainage, and mindful landscaping are simple yet effective measures that can prevent many common foundation issues and their ripple effects on neighboring properties.

Benefits of neighbors sharing maintenance tips and collaborating on foundation care

When neighbors share maintenance tips and collaborate on foundation care, everyone stands to gain from this collective effort. One of the most significant benefits is the shared knowledge and experience that comes from pooling resources. Homeowners often encounter unique challenges when maintaining their properties, and by sharing tips and tricks, they can learn from each other's successes and mistakes. This exchange of information not only enhances individual skills but also fosters a sense of community and mutual support.

Another advantage of collaborative maintenance is the ability to tackle larger projects more efficiently. Foundation care, for instance, can be a daunting and costly endeavor when undertaken alone. By working together, neighbors can share the financial burden and manpower required for such projects. This collaborative approach can lead to cost savings, as groups can often negotiate better prices for materials and services. Additionally, having multiple pairs of eyes on a project can improve the quality of the work, as neighbors can offer different perspectives and solutions.

Moreover, when neighbors collaborate on maintenance, they contribute to the overall aesthetic and value of the neighborhood. A well-maintained community is not only more pleasant to live in but also tends to attract positive attention from potential buyers, thereby increasing property values. This collective effort can create a sense of pride and ownership among residents, encouraging them to maintain their properties to a higher standard.

In conclusion, the benefits of neighbors sharing maintenance tips and collaborating on foundation care extend beyond individual convenience. They promote a stronger, more cohesive community where knowledge is shared, costs are reduced, and the overall quality of life is enhanced. This collaborative spirit not only improves individual properties but also contributes to the collective well-being of the entire neighborhood.

Practical tips for regular foundation inspection and maintenance that neighbors can share

Maintaining a well-kept home environment doesn't just enhance the aesthetic appeal of our neighborhood, it also contributes to the overall safety and value of our properties. One critical aspect of home maintenance that often goes overlooked is the regular inspection and upkeep of the foundation. As neighbors, sharing practical tips for foundation inspection and maintenance can go a long way in ensuring a unified approach to home care. Here are some straightforward tips that can be beneficial for everyone.

Firstly, it's important to understand that the foundation is the backbone of your home. Regular inspections can help identify potential issues before they escalate into costly repairs. A good practice is to schedule a foundation check at least once a year. During this inspection, look out for visible cracks in the walls, both inside and outside your home. Small hairline cracks might not be a cause for alarm, but larger cracks or those that show signs of widening should be addressed promptly.

Another tip is to pay attention to the soil around your home. The foundation relies on a stable soil base, and fluctuations in soil moisture can lead to shifts in the foundation. Ensure that your gutters and downspouts are directing water away from the foundation to prevent water accumulation. Additionally, planting trees and shrubs at a safe distance from your home can prevent root intrusion, which can destabilize the foundation over time.

Proper drainage is crucial for foundation health. Make sure your yard slopes away from your home to facilitate water runoff. If you notice any puddles forming near your foundation after a rain, it might be time to reconsider your landscaping or install a French drain to redirect water.

Lastly, don't hesitate to share any professional advice or services you've found helpful with your neighbors. Sometimes, a recommended contractor or a particular product can make a world of difference. By fostering a community of shared knowledge and support, we can all contribute to a stronger, more beautiful neighborhood. Remember, a little prevention goes a long way, and together, we can ensure our homes stand the test of time.

Discussion on the role of professional foundation repair services in addressing complex issues

When it comes to maintaining a neighborhood, one topic that often arises is the state of the homes and the foundational integrity they rest upon. While regular maintenance like painting, landscaping, and general upkeep are commonly discussed, the more intricate and vital aspect of foundation health tends to be overlooked. This is where professional foundation repair services come into play, offering specialized knowledge and solutions that are indispensable for addressing complex issues.

Foundation problems can manifest in various ways, such as cracks in walls, uneven floors, or doors and windows that no longer close properly. These signs are not just cosmetic blemishes; they indicate potential structural issues that, if left unaddressed, can lead to severe complications. This is where the expertise of professional foundation repair services becomes crucial.

Firstly, these professionals possess the knowledge and experience to accurately diagnose the root cause of foundation problems. Whether it's due to soil expansion, poor drainage, or natural settling, understanding the specific issue is the first step toward effective repair. This diagnostic capability ensures that the solutions provided are targeted and long-lasting, rather than temporary fixes that may lead to recurring problems.

Secondly, professional foundation repair services utilize advanced techniques and equipment that are not available to the average homeowner. From helical piers and push piers to slab jacking and mudjacking, these methods are designed to stabilize and lift foundations, ensuring the structural integrity of homes. The application of these techniques requires specialized training and equipment, making professional intervention essential for complex issues.

Moreover, engaging professional services can provide peace of mind to homeowners. Knowing that experts are handling the foundation repair means that residents can focus on other aspects of home maintenance without worrying about the underlying structural stability. This reassurance is particularly important in neighborhoods where the aesthetic and functional uniformity of homes contributes to community pride and property values.

In a neighborhood setting, sharing maintenance tips with neighbors is a communal effort aimed at unified care. While regular upkeep tips are valuable, incorporating advice about the importance of professional foundation repair services can elevate the standard of care within the community. Encouraging neighbors to be proactive about foundation checks and repairs can prevent minor issues from becoming major, costly problems down the line.

In conclusion, the role of professional foundation repair services in addressing complex issues cannot be overstated. Their expertise, advanced techniques, and ability to provide lasting solutions make them an invaluable resource for homeowners. By integrating discussions about the importance of these services into neighborhood maintenance tips, communities can foster a higher standard of care, ensuring that homes remain safe, stable, and beautiful for years to come.

Strategies for effective communication and collaboration among neighbors regarding foundation maintenance

Certainly! Effective communication and collaboration among neighbors regarding foundation maintenance are vital for ensuring the longevity and stability of homes in a community. Here are some strategies that can foster a cooperative environment and promote unified care for shared maintenance tasks.

First and foremost, establishing open lines of communication is crucial. Regular neighborhood meetings can be organized where residents can discuss ongoing maintenance issues, share tips, and plan collaborative efforts. These meetings provide a platform for everyone to voice their concerns and suggestions, fostering a sense of community and shared responsibility.

Another effective strategy is to create a shared digital platform, such as a neighborhood app or online forum, where residents can post updates, ask for advice, and organize maintenance activities. This digital space allows for constant communication, making it easier for neighbors to stay informed and engaged, regardless of their schedules.

Forming a neighborhood maintenance committee can also be beneficial. This committee can consist of a few dedicated individuals who take the lead in organizing maintenance tasks, coordinating with professionals when necessary, and ensuring that all neighbors are informed about upcoming work. Having a structured approach helps in efficiently managing tasks and ensures that nothing falls through the cracks.

Furthermore, hosting workshops or inviting professionals to give talks on foundation maintenance can significantly enhance neighbors' knowledge and skills. These events not only provide valuable information but also strengthen community bonds as residents learn and work together.

In addition to these strategies, fostering a culture of mutual support and respect is essential. Simple acts of kindness, like offering to help a neighbor with small tasks or checking in on elderly residents, can go a long way in building trust and cooperation. When neighbors feel supported and valued, they are more likely to participate in collaborative efforts.

Lastly, celebrating successes and milestones together can reinforce the importance of unified care. Whether it's completing a major maintenance project or simply acknowledging the efforts of those who contribute, recognizing achievements helps maintain momentum and encourages continued collaboration.

In conclusion, effective communication and collaboration among neighbors regarding foundation maintenance require a blend of regular interaction, digital connectivity, structured organization, educational efforts, and a supportive community culture. By implementing these strategies, neighbors

can work together seamlessly to ensure the stability and longevity of their homes, fostering a stronger and more resilient community.

Case studies or examples of successful community efforts in foundation care and maintenance

In recent years, community-driven initiatives have proven to be a powerful force in maintaining and enhancing neighborhood spaces. One standout example is the transformation of Green Park in Springfield. Initially, the park was in disrepair, with broken equipment and overgrown foliage. However, a group of passionate residents, led by a local teacher named Maria, rallied together to revive it. They organized weekend clean-up days, inviting neighbors to join in painting benches, trimming bushes, and planting flowers. The effort wasn't just about physical maintenance; it fostered a sense of community and shared responsibility. Today, Green Park is a vibrant space where families picnic, children play, and neighbors exchange gardening tips. This success story underscores the impact of unified care and the power of sharing maintenance tips among neighbors.

Another inspiring case is the revitalization of Cedar Street in Portland. Facing issues like pothole-ridden roads and neglected public art, a coalition of local artists, homeowners, and business owners came together. They launched "Cedar Street Beautification," a project that not only aimed to repair infrastructure but also to celebrate local culture. Workshops were held to teach neighbors how to repair potholes, while art classes encouraged creativity in public spaces. The result was a street that not only looked better but felt more connected. Residents now take pride in their surroundings, regularly sharing tips on how to keep the area clean and beautiful. This example shows how community efforts in foundation care and maintenance can lead to lasting positive change.

Lastly, the story of Rivertown's community garden is a testament to the power of collective action. Once an empty lot, this space is now a thriving garden thanks to the efforts of local residents. Led by a retired farmer, John, the community came together to plan, plant, and maintain the garden. Regular meetings were held to share tips on soil care, pest control, and crop rotation. The garden not only provides fresh produce for the community but also serves as a learning hub for sustainable practices. It's a place where neighbors bond over shared goals and knowledge, proving that with unified care and the exchange of maintenance tips, any community can flourish.



About deep foundation

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About basement waterproofing



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Find sources: "Basement waterproofing" – news · newspapers · books · scholar · JSTOR (April 2017) (Learn how and when to remove this message)

Basement waterproofing involves techniques and materials used to prevent water from penetrating the basement of a house or a building. Waterproofing a basement that is below ground level can require the application of sealant materials, the installation of drains and sump pumps, and more.

Purpose

[edit]

Waterproofing is usually required by building codes for structures that are built at or below ground level. Waterproofing and drainage considerations are especially important in cases where ground water is likely to build up in the soil or where there is a high water table.

Water in the soil causes hydrostatic pressure to be exerted underneath basement floors and walls. This hydrostatic pressure can force water in through cracks, which can cause major structural damage as well as mold, decay, and other moisture-related problems.

Methods

[edit]

Several measures exist to prevent water from penetrating a basement foundation or to divert water that has penetrated a foundation:

French Drain

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French drain

Interior wall and floor sealers

- Interior water drainage
- Exterior drainage
- Exterior waterproofing coatings
- Box type waterproofing^[1]
- Foundation crack injections
- French drains
- Sump pump

Interior sealants

[edit]

In poured concrete foundations, cracks and pipe penetrations are the most common entry points for seepage. These openings can be sealed from the interior. Epoxies, which are strong adhesives, or urethanes can be pressure injected into the openings, thus penetrating the foundation through to the exterior and cutting off the path of the seepage.

In masonry foundations, interior sealers will not provide permanent protection from water infiltration where hydrostatic pressure is present. However, interior sealers are good for preventing high atmospheric humidity inside the basement from absorbing into the porous masonry and causing spalling. Spalling is a condition where constant high humidity or moisture breaks down masonry surfaces, causing deterioration and shedding of the concrete surfaces.

Other coatings can be effective where condensation is the main source of wetness. It is also effective if the problem has minor dampness. Usually, interior waterproofing will not stop major leaks.

Interior water drainage

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Although interior water drainage is not technically waterproofing, it is a widely accepted technique in mitigating basement water and is generally referred to as a basement waterproofing solution. Many interior drainage systems are patented and recognized by Building Officials and

Code Administrators(BOCA) as being effective in controlling basement water.

A common system for draining water that has penetrated a basement involves creating a channel around the perimeter of the basement alongside the foundation footers. A French drain, PVC pipe, or other drainage system is installed in the newly made channel. The installed drain is covered with new cement.

The drainage system collects any water entering the basement and drains it to an internally placed sump pump system, which will then pump the water out of the basement. The Federal Emergency Management Agency (FEMA) recommends basement waterproofing with a water alarm and "battery-operated backup pump" as a preventive measure against the high cost of flooding.^[2] Wall conduits (such as dimple boards or other membranes) are fastened to the foundation wall and extend over the new drainage to guide any moisture down into the system.

Exterior waterproofing

[edit]

Waterproofing a structure from the exterior is the only method the U.S. International Building Code (IBC) recognizes as adequate to prevent structural damage caused by water intrusion.

Waterproofing an existing basement begins with excavating to the bottom sides of the footings. Once excavated, the walls are then power washed and allowed to dry. The dry walls are sealed with a waterproofing membrane,^[3] and new drainage tiles (weeping tiles) are placed at the side of the footing.

A French drain, PVC pipe, or other drainage system is installed and water is led further from the basement.

Polymer

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Over the past ten years, polymer-based waterproofing products have been developed. Polymer-based products last for the lifetime of the building and are not affected by soil pH. Polymer-based waterproofing materials can be sprayed directly onto a wall, are very fast curing, and are semi-flexible, allowing for some movement of the substrate.

Causes of water seepage and leaks

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Water seepage in basement and crawl spaces usually occurs over long periods of time and can be caused by numerous factors.

- Concrete is one of the most commonly used materials in home construction. When pockets of air are not removed during construction, or the mixture is not allowed to cure properly, the concrete can crack, which allows water to force its way through the wall.
- Foundations (footings) are horizontal pads that define the perimeter of foundation walls. When footings are too narrow or are not laid deep enough, they are susceptible to movement caused by soil erosion.
- Gutters and downspouts are used to catch rain water as it falls and to discharge it away from houses and buildings. When gutters are clogged or downspouts are broken, rainwater is absorbed by the soil near the foundation, increasing hydrostatic pressure.
- Weeping tile is a porous plastic drain pipe installed around the perimeter of the house. The main purpose of external weeping tile is preventing water from getting into a basement. However, these pipes can become clogged or damaged, which causes excess water to put pressure on internal walls and basement floors.
- Water build up inside window wells, after heavy rain or snow, can lead to leaks through basement window seams. Window well covers can be used to prevent water from accumulating in the window well.
- Ground saturation is another common form of basement leaks. When the footing drain fails the ground around the basement can contain too much water and when the saturation point is met flooding can occur.

Warning signs of water damage

[edit]

Signs that water is seeping into a basement or crawlspace often take years to develop and may not be easily visible. Over time, multiple signs of damage may become evident and could lead to structural failure.

- Cracked walls: Cracks may be horizontal, vertical, diagonal or stair-stepped. Severe pressure or structural damage is evident by widening cracks.
- Buckling walls: Usually caused by hydrostatic pressure. Walls appear to be bowed inward.
- Peeling paint: Water seeping through walls may lead to bubbling or peeling paint along basement walls.^[4]
- Efflorescence: White, powdery residue found on basement walls near the floor.
- Mold: Fungi that usually grow in damp, dark areas and can cause respiratory problems after prolonged exposure.

Foundation crack injections

[edit]

Foundation crack injections are used when poured concrete foundations crack, either from settlement or the expansion and contraction of the concrete. Epoxy crack injections are typically used for structural purposes while hydrophobic or hydrophilic polyurethane injections are used to seal cracks to prevent penetration of moisture or water. Concrete is both strong and inexpensive, making it an ideal product in construction. However, concrete is not waterproof.

References

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2. ^ "FloodSmart | How to Prepare for a Flood and Minimize Losses". Archived from the original on 9 May 2020. Retrieved 20 March 2020.
3. ^ Carter, Tim. "How to redirect water around a damp garage". *The Washington Post*. Archived from the original on 15 August 2016. Retrieved 2 November 2015.
4. ^ Chodorov, Jill. "Basement flooding may put a damper on your home sale". *The Washington Post*. Archived from the original on 18 May 2018. Retrieved 2 November 2015.

About Cook County

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Things To Do in Cook County

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Sand Ridge Nature Center

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River Trail Nature Center

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Palmisano (Henry) Park

4.7 (1262)

Driving Directions in Cook County

Driving Directions From Palmisano (Henry) Park to

Driving Directions From Lake Katherine Nature Center and Botanic Gardens to

Driving Directions From Navy Pier to

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Reviews for



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Jeffery James

(5)

Very happy with my experience. They were prompt and followed through, and very helpful in fixing the crack in my foundation.



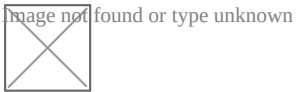
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Sarah McNeily

(5)

USS was excellent. They are honest, straightforward, trustworthy, and conscientious. They thoughtfully removed the flowers and flower bulbs to dig where they needed in the yard, replanted said flowers and spread the extra dirt to fill in an area of the yard. We've had other services from different companies and our yard was really a mess after. They kept the job site meticulously clean. The crew was on time and friendly. I'd recommend them any day!

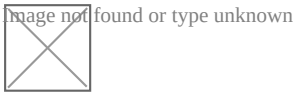
Thanks to Jessie and crew.



Jim de Leon

(5)

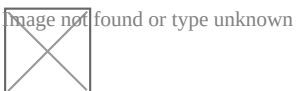
It was a pleasure to work with Rick and his crew. From the beginning, Rick listened to my concerns and what I wished to accomplish. Out of the 6 contractors that quoted the project, Rick seemed the MOST willing to accommodate my wishes. His pricing was definitely more than fair as well. I had 10 push piers installed to stabilize and lift an addition of my house. The project commenced at the date that Rick had disclosed initially and it was completed within the same time period expected (based on Rick's original assessment). The crew was well informed, courteous, and hard working. They were not loud (even while equipment was being utilized) and were well spoken. My neighbors were very impressed on how polite they were when they entered / exited my property (saying hello or good morning each day when they crossed paths). You can tell they care about the customer concerns. They ensured that the property would be put back as clean as possible by placing MANY sheets of plywood down prior to excavating. They compacted the dirt back in the holes extremely well to avoid large stock piles of soils. All the while, the main office was calling me to discuss updates and expectations of completion. They provided waivers of lien, certificates of insurance, properly acquired permits, and JULIE locates. From a construction background, I can tell you that I did not see any flaws in the way they operated and this an extremely professional company. The pictures attached show the push piers added to the foundation (pictures 1, 2 & 3), the amount of excavation (picture 4), and the restoration after dirt was placed back in the pits and compacted (pictures 5, 6 & 7). Please notice that they also sealed two large cracks and steel plated these cracks from expanding further (which you can see under my sliding glass door). I, as well as my wife, are extremely happy that we chose United Structural Systems for our contractor. I would happily tell any of my friends and family to use this contractor should the opportunity arise!



Chris Abplanalp

(5)

USS did an amazing job on my underpinning on my house, they were also very courteous to the proximity of my property line next to my neighbor. They kept things in order with all the dirt/mud they had to excavate. They were done exactly in the timeframe they indicated, and the contract was very details oriented with drawings of what would be done. Only thing that would have been nice, is they left my concrete a little muddy with boot prints but again, all-in-all a great job



Dave Kari

(5)

What a fantastic experience! Owner Rick Thomas is a trustworthy professional. Nick and the crew are hard working, knowledgeable and experienced. I interviewed every company in the area, big and small. A homeowner never wants to hear that they have foundation issues. Out of every company, I trusted USS the most, and it paid

off in the end. Highly recommend.

Sharing Maintenance Tips with Neighbors for Unified Care [View GBP](#)

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