

Q&A

ASK THE HOME INSPECTOR!

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Home & Building Inspections • Radon & Mold Testing



The following article is intended to provide pertinent home and building inspection information

Question:

We have several cracks in our basement floor. Do we need to be concerned? Our home is 5 years old.

Answer:

Several factors can influence concrete and cause it to crack. Cracks in basement floors are very common and, in most cases, should not be a significant concern. A basement floor is typically 3"- 4" thick concrete, and its purpose is to provide a smooth even surface (similar to a driveway or sidewalk). It is usually not a structural component of the home, and the cracks normally do not affect the foundation. It is a good idea to seal the cracks with a good quality concrete sealant, especially if you are planning on finishing the basement.

You should be concerned and consult a qualified contractor if the following occur:

- The basement floor begins to settle or heave
- The floor becomes uneven at the cracks
- Moisture or moisture staining appears at the cracks.
- Foundation wall cracks occur that are in alignment with the floor cracks

These can indicate possible foundation problems, water seepage problems, soil erosion problems or sewer problems.

Go to our website at www.hbponline.com for more information about concrete cracks, see our specials and order an inspection online.



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