

# 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 to the readers. Your input is welcome by emailing your questions to [pat@hbponline.com](mailto:pat@hbponline.com).

**Question:** Our driveway heaves every winter when the ground freezes. We know that this is caused by the frost in the ground, but how can we fix it?

**Answer:** You are correct. The heaving concrete is caused by excess moisture in the soil. When the ground freezes, it expands and causes the concrete to heave. To my knowledge there is no method of correcting this without removing and replacing the concrete. The following are the recommended methods of preparing the soil to help prevent the new concrete from heaving:

- First and foremost the soil under the driveway must be kept as dry as possible. The lower the moisture content the less chance heaving will occur. Provide good drainage away from the driveway edges.

In some cases, it may be necessary to install one or more perforated drain tubes under the driveway to help direct the water away.

- Provide a solid surface for the new concrete. It is recommended that the soil be well compacted and a layer of crushed rock be installed on top of the compacted soil. Sometimes sand is installed over the rock.
- After the new driveway is installed, keep the joints sealed with a high quality sealant.

Some driveways are more prone to frost heaving. For best results, I recommend a qualified contractor be contacted who has experience and knowledge with heaving concrete.

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