

Building on years of experience in residential, commercial and industrial construction, Scott and Deborah Walter founded Vintage Construction, Inc. in 2000. Over the last ten years, Vintage has expanded its broad range of services and solutions while cementing its reputation of integrity and excellence among homeowners, builders and realtors alike.

#### OUR PROMISE TO YOU

Our commitment to you goes way beyond our industry-leading warranties and caring, professional service. Call it old-fashioned, but we believe in neighborly hospitality and core values like:

- *We'll treat you the way we want to be treated.*
- *We'll keep you well informed every step of the way.*
- *We'll never propose unnecessary work that you don't need.*
- *We'll do the job right the first time and stay on schedule.*
- *We'll never surprise you with hidden costs and add-ons.*
- *If we make a mistake, we'll do what it takes to make it right.*
- *Your importance to us has nothing to do with how large or small your job is.*
- *We never use unskilled workers or day laborers.*

*Find out more today!*

8226 Neal Road Arrington, TN 37014  
P: 615.395.4559 • F: 615.395.4554  
info@vintageconstructioninc.com  
[www.12earlywarningsigns.com](http://www.12earlywarningsigns.com)  
[www.vintageconstructioninc.com](http://www.vintageconstructioninc.com)



**DON'T WAIT! OPEN NOW TO DISCOVER THE**

# **12 EARLY WARNING SIGNS OF FOUNDATION FAILURE AND WATER INTRUSION**

## FOUNDATION FAILURE AND YOUR HOME

Foundation failure affects millions of homes in the United States, yet many homeowners are unable to detect the early warning signs. The first step is understanding the cause of foundation failure. Soil around a structure's foundation expands as it absorbs water from leaky pipes, storm water and run-off caused by inadequate drainage. When deeper layers of earth absorb the water, the soil surrounding the foundation will contract. Season after season of soil expansion and contraction can lead to foundation heaving and settling. Over time, this is often what causes foundation failure. The bad news is that foundation failure leads to other problems like water intrusion into the basement or crawl space, mold growth, frame rot and poor indoor air quality, to name a few. Fortunately, your home has many ways of "telling you" there's a problem. We've compiled the most common indicators into the following "12 Early Warning Signs". Take a moment and look for these warning signs in your home. If you notice one or more, please don't hesitate to take action. Call us right away to schedule a free in-home evaluation with one of our project managers. We'll diagnose your unique situation, recommend the best possible long-term solution and back our repairs with industry-leading warranty protection. We'll even give you 6 Months Same-as-Cash to help ease your financial concerns. Don't let a small problem become a big nightmare. Call Vintage Construction today.

# 12

# EARLY WARNING SIGNS

## 1 FRACTURED BRICK

Cracks in brick cladding may indicate a sunken footing. Look for "stair stepping" cracks near windows and doorways, running vertically or diagonally near the ground and foundation corners.



## 2 WET CRAWL SPACE



Excessive moisture, staining or standing water in the crawl space is a sign of foundation failure and may cause mold growth and poor indoor air quality.

## 3 CREAKY/BOUNCING FLOOR

Do certain areas of your floor creak? Does the china cabinet rattle? These are signs that your home's framing may be warped by a shifting foundation or water damage, or may indicate the need for added structural supports.

## 4 WET/DAMP BASEMENT

Standing water in the basement or even a musty smell is another indicator that potentially harmful water is not draining away from the foundation.



## 5 DRAFTY/ POOR INDOOR AIR

Drafty or low quality indoor air may indicate gaps in your home's insulation, especially around the floor and rim joists. These gaps may lead to an increase in mold and utility costs as unconditioned air is pulled through your basement or crawl space into your living area.

## 6 FRACTURED BASEMENT WALLS

Expansive soil pressure or lateral earth movement may cause horizontal cracks and moisture intrusion. This may eventually cause the basement wall to bow inward, then fracture and finally collapse.

## 7 STANDING WATER

Standing water or "ponding" around the outside of the structure may be caused by improper exterior drainage. This excess water may contribute to severe structural damage and poor indoor air quality.



## 8 CRACKS IN INTERIOR/ EXTERIOR CONCRETE

Uneven, sunken concrete slab, garage slab, separation of concrete slabs, steps, patio, or sidewalks all may be signs of volatile soil or settlement and should be repaired before becoming hazardous. This may also cause moisture intrusion-leading to rotting thresholds, mold and poor indoor air quality.

## 9 MALFUNCTIONING DOORS OR WINDOWS

Doors and windows that stick may indicate the warping or distortion of your home's frame due to foundation failure and moisture intrusion.

## 10 CRACKED INTERIOR WALLS

Vertical cracks in interior sheet-rock or plaster, as well as displaced molding or wood trim may indicate a sinking foundation caused by soil-bearing failure. Look for these signs around windows, wall openings and interior corners.



## 11 EXTERIOR MILDEW/STAINS

Persistent mildew or staining on exterior walls and siding may indicate insufficient draining of storm water around the structure. Serious structural problems may result, as this water is absorbed into the soil and around the foundation.

## 12 ITCHY EYES/ RUNNY NOSE

Poor indoor air quality resulting from crawl space or basement conditions may cause difficulty breathing and an increase in allergy-like symptoms include a runny nose, itchy eyes and congestion.

## BREATHE EASIER WITH VINTAGE CONSTRUCTION

Did you know that foundation failure and water intrusion can cause poor indoor air quality? It's true! As much as 85% of the air you breathe inside your home comes from beneath your home. As foundation settlement causes cracks in your basement or crawl space, water and moisture seeps in, leading to further damage, pest invasion, mold growth and dangerously unsanitary conditions. Air from this space is then pulled into your living area causing unpleasant odor, difficulty breathing, runny nose, itchy eyes and a host of other allergy-like symptoms. By repairing the root cause of moisture intrusion and creating a sanitary, usable space under your home, you'll breathe easier, save money on utilities, and may even qualify for a federal tax credit!

Find out more today by contacting Vintage Construction!

## ABOUT VINTAGE CONSTRUCTION, INC

Vintage Construction, Inc. is a Middle Tennessee leader in basement and crawl space waterproofing and structural repair. We use the most up-to-date tools, techniques and technology available to protect the safety and value of your home or property. We are locally owned and operated, and take great pride in our 10-year reputation of excellence and integrity. We look forward to the opportunity to serve you.

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