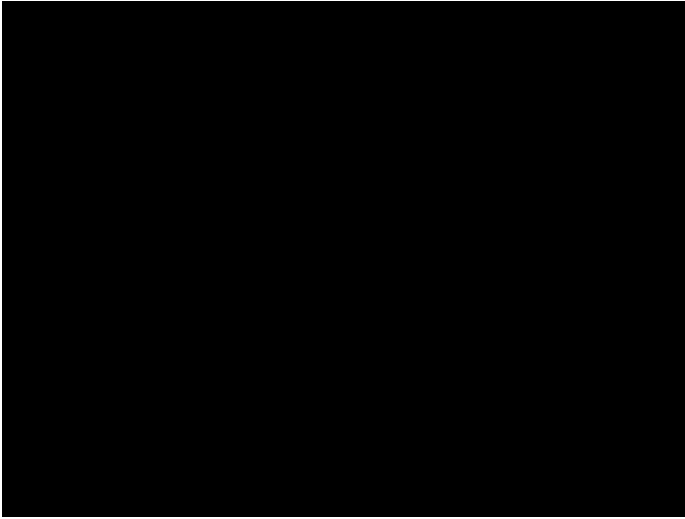


## Need to Fix a Sinking Concrete Porch? Two Options to Consider - Acculevel



I have fond memories of sitting on my grandparent's porch, watching birds and squirrels squabble over sunflower seeds. My never-idle grandmother worked on her latest sewing project and my grandfather tried to read, while I bombarded them with a child's endless stream of questions.

Like my grandparents did, many homeowners consider their porches and patios to be an extension of their living space. It's an outdoor room that encourages you to socialize, maybe grill some burgers, or just sit back and enjoy the day. An attractive porch adds curbside appeal and

## How Do Helical Piers Work?

A helical pier is a steel shaft with screw-like plates on the end. This shaft is screwed through the ground outside of your home until it hits stable, undisturbed soil. This keeps the pier stabilized and immobile; a pressure gauge system is used to determine the needed depth. If you'd like more details about installation and prices, this article covers those topics.

These photos were taken by Acculevel staff before & after pier installation. In this instance, the porch was sinking and pulling away from the home. The gap between the windows and the brick facade has been closed.

In this

Helical piers are most often used when the porch is not a single layer of concrete, or when there is significant separation from the house. The example below is a clear example of this issue.

These photos were taken by Acculevel staff before & after pier installation. well, but the base was sinking and had created a large gap around the outside corner. Piers corrected the issue.

In this instance, the top portion of the porch held up

## Does Your Porch Need Lifting?

If so, you should find an experienced foundation company, and make an appointment. Before you sign a contract for any service, we urge you to always verify the company is reputable, insured, and accredited by the Better Business Bureau.

If you live in Indiana or the surrounding states, contact Acculevel. If you have noticed any problems and would like an evaluation, you can request a free estimate. An experienced project manager will examine the areas of concern and recommend the best course of action for you, to keep your home strong and healthy for years to come.



## My concrete porch is sinking. Will my home insurance policy cover repairs or replacement? | US Insurance Agents

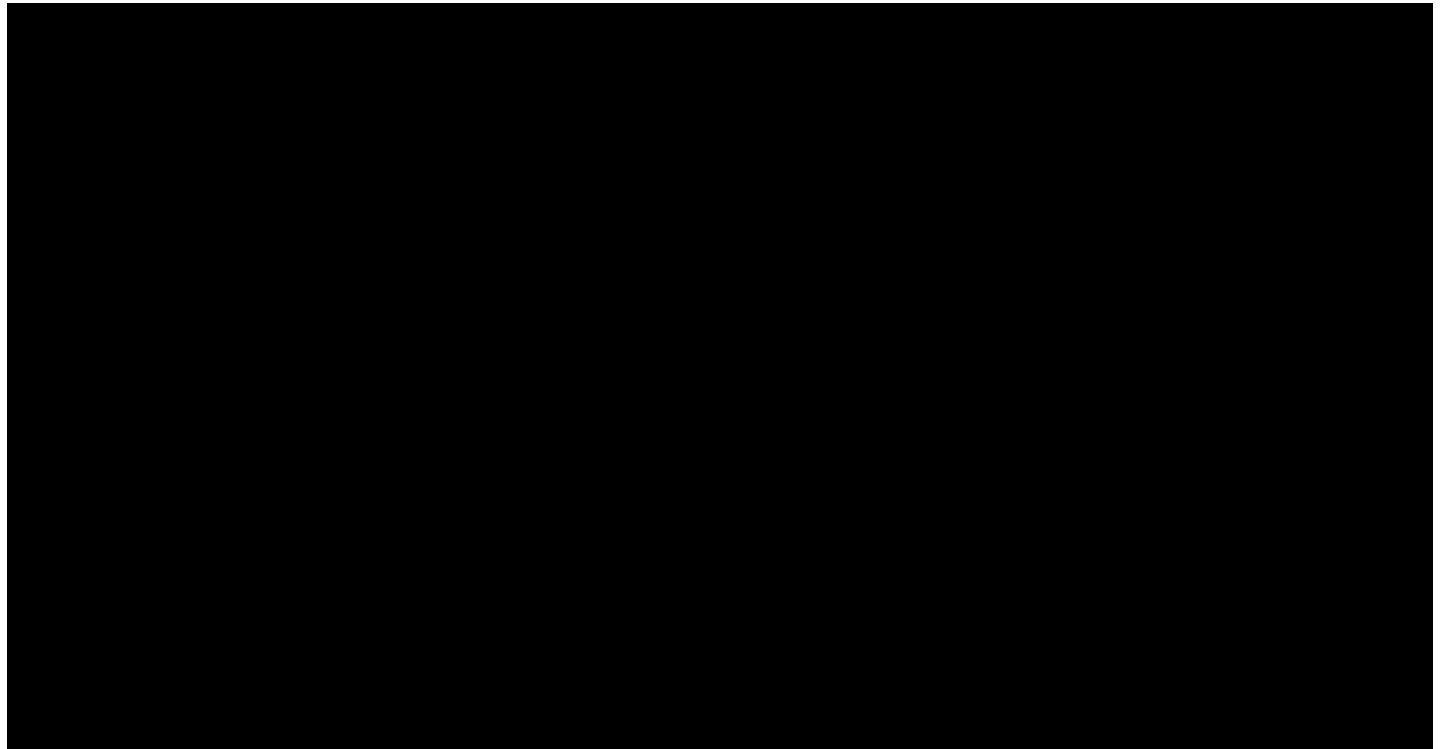
Insurance is regulated on a state by state basis, and each company licensed to sell home insurance will have their own rules in addition to those imposed by law. In this case, however, most companies agree that your homeowners policy does not cover a sinking concrete porch. Read your policy carefully to make sure, and contact your insurance agent if you do not understand the wording of the policy.

The wording used to exclude a sinking porch will be different from one homeowners insurance policy to another. The terminology may be "settling of a foundation," or something similar. In effect, it means that the foundation your home and porch were built on is assumed by the insurance company to be beyond the scope of the policy. In most policies the exclusion from settling includes porches, decks, walls, doors, windows or other parts of the structure that are susceptible to a change in relative elevation. In other words, the insurance expects your home to remain at the same uniform elevation, and making any repairs when it does not do so is your responsibility.

However, if you have earthquake coverage, a special type of insurance policy that is bought in addition to the home insurance, then you are probably covered. In an earthquake policy, movements of the earth are covered specifically, and it may be that your sinking porch is covered under the provisions of "earth movements." Again, all policies are different, and you should check with your insurance company for the exact coverage provided by earthquake insurance to make sure that your claim fits the policy.

If possible, have the foundation of your home tested before purchasing. Since insurance companies will not cover settling of the structure, your best defense is to make sure that the foundation of the home is stable before you buy it. Doing so does not mean that your porch will not settle later, though, and if it does you will have to pay out of pocket to repair it.

## What To Do If Your Concrete Front Porch Is Pulling Away



Porches and patios are an extension of your living space. It's an outdoor room that encourages you to socialize, maybe grill some burgers, or sit back and enjoy the day. An attractive porch adds curbside appeal and makes one's guests feel welcome. But if your concrete front porch is pulling away, you may have more serious issues.

### How to Fix Sinking Concrete Front Porch

But a sinking or leaning porch can be an eyesore. It might give a wrong impression to the guests as though the home is not well-maintained. Besides, an uneven concrete surface can be a trip hazard and liability. Early fixing of these issues can prevent complete demolition of the porch and costly repairs.

Solving Uneven Concrete Problems with Indiana Concrete Contractors

There are different ways to repair a porch, depending on one's circumstances. If your concrete front porch is pulling away, you need to consider hiring an expert from a reputable and trusted company. At Crossroad Foundation Repair, we have been lifting and repairing concrete porch for years. We will review your options, how they work, and what problems each option solves. Our team will walk you through the options and determine the best fit for you and your home.

### How Does Slabjacking Work?

There are two methods of slab lifting. Both ways use injection. Our team drills small holes through the concrete slab and injects material into it. Ask us about this solution if your concrete front porch is pulling away.

#### Mudjacking:

It uses a thinned-out mixture of concrete. In this method, our team drills holes and fills them with concrete slurry that expands and cures underneath the concrete. Gradually, it lifts the slab. This method is more time-consuming and less expensive than slab jacking. If you are on a budget, mudjacking is the best option. But it can decay, break apart, and erode over time.

Concrete Raising and Repair: Our Methods

#### Slabjacking:

Slabjacking uses polyurethane foam. Foam injection can be effective for concrete raising and leveling. Your contractor will be drilling on the sunken slabs and filling the holes with foam that expands underneath on one side and hardens on the other, thereby raising the slab. The foam solidifies within a few minutes and does not decay.

### How Do Helical Piers Work?

A helical pier is a steel shaft with screw-like plates on end. This shaft is screwed through the ground outside of the home until it hits stable, undisturbed soil. Piers keeps the pier stabilized and immobile. The contract may use a gauge system to determine the needed depth.

If your porch is not a single layer of concrete or when there is significant separation from the house, helical piers are the best option. Talk to our Crossroads foundation repair team if your concrete front porch is pulling away.

### If Your Concrete Front Porch Is Pulling Away, Call Crossroads!

A sinking concrete porch can be a significant turn-off for your potential buyers of homes. If not fixed, this could be a tripping hazard. There are a few solutions, though, that can lift the porch back into place. Call Crossroads Foundation Repair today to get started with a free estimate!

## Why is my Concrete Porch Sinking?



Installer injecting polyfoam

Have you ever experienced a sinking porch or driveway? Perhaps you've noticed cracks in your concrete driveway or sidewalk in your neighborhood. Not only does this look unsightly, but it also lowers your property value and causes tripping hazards. What is the solution? Better yet, what is the BEST solution to fix this problem? One solution is mudjacking, which we will dive into.

Mudjacking injects a messy mixture of concrete and soil below the concrete. The "mud" is hydraulically pumped under considerable pressure, lifting the cement slab back to its original position. While mudjacking is an inexpensive option, it won't save you money down the road. The following are reasons why mudjacking isn't the BEST option:

- It's not a permanent fix.
- It's messy and disruptive.
- Large holes left in the concrete by installers leave a polka-dotted look.
- The soil beneath can't support the load, causing the slab to sink further.
- Concrete slab is not useable for 1-4 days.

Another solution to fixing your concrete, however, is PolyLevel. We believe that this is the BEST and safest option, as it requires minimal disruption to lift and stabilize concrete slabs. Let's take a deeper look into PolyLevel and why this is an incredible solution to your concrete repair project.

PolyLevel is a two-part foam engineered to expand immediately upon injection beneath a settled slab, and injection holes are smaller than those required for mudjacking. PolyLevel expands to many times its original volume, forcing the sunken concrete back to its original level. In just minutes, the expanded polymer hardens and reaches ninety percent or more of its final strength, making it possible for the restored surface to immediately regain full functionality. The following reasons are why considering PolyLevel is the BEST option:

- It's an affordable option.
- It's a permanent solution.
- It's non-invasive and less messy.
- Concrete slab is ready for use 15 minutes after Polymer is injected.

If you're ready to lift and level your concrete with PolyLevel, call us for your free concrete repair estimate today! We think you'll be happy with the results!

## How To Repair a Sinking Concrete Patio - Your 3 Options | U.S. Waterproofing

May 2, 2017 • By Matthew Stock with Mike Likvan.

Your backyard concrete patio can be a great gathering place for parties or an escape for enjoying a good book on a sunny afternoon. But if your patio has sunken and is pitched toward your house, it can also be a great source of trouble every time it rains.

Basements and crawl spaces don't mix well with excessive water which is why we recommend keeping water away from them. Unfortunately, too much water is exactly what a sunken patio can attract and direct toward your house every time it rains. Then each new rain soaks into the ground under the patio causing the soil to get softer and the patio to sink deeper.

Fortunately, there are several ways to repair a sinking concrete patio. Below is information about each option so you can best decide which is right for you and your budget.

### Options For Repairing Your Patio

**REPLACEMENT** The oldest and most expensive method for repairing a sinking concrete patio is to jackhammer it into pieces and start over. Once the patio is broken up and loaded into a dump truck, the ground is leveled, the forms are installed and a new patio poured. One of the downsides to doing it this way, besides the cost, is the disruption to your landscaping and the very real possibility you will need to also repair your landscaping afterward. Concrete workers want to take up the concrete quickly so it's likely they'll use a skid-steer loader to remove your back patio. This means they will be driving that mini-tractor back and forth over your lawn to take the concrete pieces to a dump truck parked in front. If patio replacement still sounds appealing, keep in mind that once the concrete is poured, you can't use the patio for a few days while you wait for it to cure properly. And if hot weather is in the forecast while it's curing, expect to be out watering the new concrete to keep it from curing too quickly.

**MUDJACKING** An alternative to replacing the patio is called mudjacking (because the original material used in the process was mud). Over time cement and rock were added to the mud mix in an attempt to make it last longer. During the mudjacking process, wet material is forced under the concrete to raise it. The upside is mudjacking usually costs less than replacing your patio. The downsides of mudjacking are that there's no real formula for mixing 'mud' so the results are inconsistent; your patio will have injection holes over 1 1/2" wide cored into it wherever the mud is injected. The 'mud' adds even more weight to the area that's already having a problem supporting the weight of your concrete patio, and the water-based mud-mixture can be eroded over time by ground water.

**POLYURETHANE CONCRETE RAISING** Using hydraulic methods to raise concrete has been around since the late 1930s. Polyurethane concrete raising is the newest method and uses the same lifting concept as mudjacking but with these benefits; the stability of the polyurethane helps it to be a long-term solution, especially in situations where it will be exposed to the elements. It's less expensive than replacing concrete, extremely lightweight, considerably more durable and stable than mud and the injection holes are the size of a penny. Curing time is also substantially less than concrete so the patio can be used within a few hours of completing the work. If you'd like to read more about concrete raising here's a comparison between polyurethane concrete raising and mudjacking. Or you can watch a video on our concrete raising process to get a better idea of how the process works.

There are your three options for repairing a sinking concrete patio. Feel free to contact us if you would like a free estimate on polyurethane concrete raising. We have the experience and expertise to handle this kind of heavy lifting whenever your concrete patio, sidewalk or driveway needs to be raised.

Tags: mudjacking, polyurethane concrete raising, sinking concrete patio

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