

## A Guide to Preserving the Value of Your Home

# THE HOMEOWNER'S HANDBOOK



Published by

OMD Enterprise, Inc.

Copyright 2004, OMD Enterprise, Inc. All Rights Reserved.

## Section 7: Remember the Following Tips When Evaluating Cracks and Their Structural Symptoms

- If you have cracks in your basement or crawl space walls, take note of their direction. If the cracks are small and almost vertical, then they are probably not a cause for concern. However, if they run more horizontally, we recommend consulting a structural engineer.
- Cracks in wood often are not significant if they run parallel to the grain of the wood. These cracks (called “checks”) often are the result of the wood drying and shrinking. However, the closer the crack comes to going across the grain, the more serious it could be.
- Hairline cracks in wallboard, plaster or concrete basement walls are usually not a problem unless they are wide and look tapered (“V” cracks). These cracks often radiate out from the corners of window and door openings.
- Voids in concrete foundation walls usually are not serious unless they go deeper than an inch or so. Most of them are a result of inadequate compaction (vibration) of the concrete during placement. If a “rock pocket” allows water to come in from the outside, then we recommend having it filled with injected epoxy or another suitable sealant. Photo 1-24 (below) shows a rock pocket in a harmless location.
- Another feature shown in photo 1-24 (below) is a “cold joint.” Cold joints often occur when there has been a substantial delay between the placement of layers of concrete. Usually, a cold joint is not a problem unless it leaks water or shows displacement.



1-24 Cold joint (middle) with rock pockets (above)

## Home Protection—Looking Out for Culprits

We end Chapter 1 with a list of symptoms to look for and tips to follow to protect your home's structure. If you spot any of these symptoms, we recommend consulting a qualified home inspector or other expert and following their advice.

### Start by Looking at Your Home and Ask the Following Questions

If you answer “yes” to any of the following questions, then there could be evidence of a structural problem (past, present, or in the making).

- Are there any sags in the roofline or in individual rafters?
- Has any part of your roof system cracked or been cut? Cutting out parts of a ceiling to install a whole house fan, or a pull down access stair, is a common and costly error.
- Do your walls have any cracks more than 1/16th inch across? If so, are they are “V” shaped and tapered from closed to wide along their length?
- Do your floors slope noticeably?
- Do your doors close poorly or do they hit their frames?
- Are there moisture stains on ceilings, walls, or floors ANYWHERE IN THE HOUSE?
- Do you feel high levels of humidity under the house or in the attic?

## Chapter 1 Conclusion

We hope the information in Chapter 1 has been valuable to you. Understanding your home's structure, and the threats to it, is the best way to prevent costly repairs. Remember that moisture is not a friend to your home's structure. Make sure you keep water away from the foundation and moisture out of your attic and crawl space. By taking these simple, but vital steps, you will be protecting your home—and your investment.

In Chapter 2, we will take a closer look at your home's roof and “weather shell.”

1-877-661-0301

Fax: 303-661-0307

sales@certifiedNACHIstore.com

**Certified NACHI Store**

728 Front Street  
Louisville, CO 80027

**NACHI Web Special - Must request NACHI BONUS DEAL**

Date: \_\_\_\_\_

**Shipping Address:** (We cannot ship to a P.O. Box)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Company: \_\_\_\_\_

City: \_\_\_\_\_

Tel #: \_\_\_\_\_ Fax #: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email: \_\_\_\_\_

**Mailing Address:**  Check if same as shipping address.

Credit Card:  MasterCard  Visa  Discover  AmEx

Address: \_\_\_\_\_

Acct. # \_\_\_\_\_

City: \_\_\_\_\_

Signature \_\_\_\_\_ Expiration \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

DESCRIPTION	QTY	PRICE	AMOUNT
 <p><b>NACHI Report Presentation Kit</b> with Homeowners Handbook, NACHI Binder, Tabs, Pre-Closing, Glossary, NACHI SOP and NACHI Inspection Agreement (22 per case / full cases only) 11.95 per kit 262.90 / case</p> <p><i>Includes 5 free copies of the Environmental Handbook and 2 Tyvek Coveralls</i> <i>Retail Value \$ 26.65</i> (First time order only)</p>			
 <p><b>The Homeowners Handbook</b> (22 per case / full cases only) 6.45 each 141.90 / case</p> <p><i>Includes 5 free copies of the Environmental Handbook and 2 Tyvek Coveralls</i> <i>Retail Value \$ 26.65</i> (First time order only)</p>			

Sub-Total

Shipping

**TOTAL \$**

