



The Coral Homes  
**cleverliving**  
team

## NEWS FROM THE HOME FRONT

# The foundations of your new home

Presented by Scott Fleet from the Coral Homes *Clever Living* team

Your entire home is constructed on a concrete foundation, or slab, which is positioned in the ground. This is probably the most important structural aspect of your home, and there are things you can do to avoid problems with it for years to come.

Over time the earth under your home can move a little as a result of natural phenomena. This can cause brickwork and concrete to crack, especially in dry conditions. Rest assured that the concrete slab under your home has been designed to withstand normal earth movement.

However, if there is a garden along one side of the house which is regularly watered, the ground in that area may start to swell. This could eventually lift the house, but only on that side, and not all the way around as would happen under normal rainy conditions. This uneven swelling may

then cause the concrete slab or footings to flex, cracking the brickwork. It may even cause cracking to the plasterboard in your home.



The same conditions can occur if your property has improper drainage. When you do your landscaping, you should accommodate adequate drainage to ensure moisture is drained away from the areas close to your home and into the stormwater system.



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You will notice that a number of surface water grates have been positioned in the ground around your home. These are usually placed on the cut, or excavated side of the home and are designed to channel surface water away via stormwater pipes to prevent water pooling near your house.

Each surface water grate has a screening fabric placed on it to prevent mud and dirt getting into your storm water pipes and blocking them. Once your landscaping is completed, the screening fabric can be removed by simply lifting the grate off the top of the grate box and then removing the fabric. Be careful not to alter the height or position of the grates during landscaping works.

Stormwater drainage



Foundation problems can also be caused by the type of plants and trees you use, and where they are located. Some plants have invasive roots which can block your sewer system. Some take moisture out of the ground next to the footings, which causes movement. Others simply grow too big and the root system damages the footings.

Some careful planning before you start landscaping can help to prevent these problems. As some of the issues take time to develop, always consult your nursery or landscaper on the most suitable plants for your landscape.

Damage from nearby tree



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