

# Foundation Red Flags for OKC Home Buyers

OKC Foundation Repair Experts

okcfoundationrepaiexperts.com

A quick checklist for touring Oklahoma City-area homes

Call for a free quote: (405) 320-9894

## Outside the Home

- ☐ Stair-step cracks in brick or block, especially near corners
- ☐ Gaps between brick and window or door frames
- ☐ Cracks wider at one end, or fresh mortar or caulk over cracks (may hide past movement)
- ☐ Soil pulled away from the slab edge, or soil sloping toward the house
- ☐ Downspouts emptying next to the foundation; water pooling after rain
- ☐ Leaning chimney, or porch or steps separating from the house
- ☐ Visible piers, shims or patched sections along the slab

## Inside the Home

- ☐ Diagonal drywall cracks from the corners of doors and windows
- ☐ Doors that stick, swing on their own or won't latch; windows that bind
- ☐ Sloping, uneven or bouncy floors (a marble or level helps)
- ☐ Gaps between walls and ceiling or floor; cracked floor tile
- ☐ Fresh paint or patching in just one area
- ☐ Crawl space (pier and beam): standing water, musty smell, damaged beams or shims

## Why OKC Homes Show These Signs

Much of the metro sits on clay that swells when wet and shrinks when dry. USDA soil data shows shrink-swell clay limiting slab homes on about 21% of Oklahoma County's mapped land, and the county was 100% in drought on the Oct 20, 2026 Drought Monitor map (FoundationSoils.com). Conditions vary lot to lot.

## When to Get a Structural Engineer

- ☐ Several signs appear together, or cracks are wide or growing
- ☐ The inspection report recommends a structural evaluation
- ☐ The seller discloses a past repair: ask for the paperwork, any engineer's report and transferable warranty terms
- ☐ You are weighing a price adjustment or repair credit for foundation work

Published OKC estimates for an engineer evaluation: about \$300–\$780 (FoundationRepairHQ) to \$450–\$900 (HomeownerHenry). Typical OKC repair projects: about \$2,250–\$10,900 (KnowYourRepairCost). Estimates, not quotes.

Full checklist, sources and next steps: [okcfoundationrepaiexperts.com/foundation-checklist-okc-home-buyers/](https://okcfoundationrepaiexperts.com/foundation-checklist-okc-home-buyers/)