

SUBSIDENCE

The downward movement of soils and the ground. If subsidence occurs below a building, it can result in a loss of support for the site's foundations which, if serious enough, can lead to structural instability and damage. The resulting damage can be in distinct areas, or across the entire foundation footprint and can manifest as dropping floors, cracking in walls, floors and ceilings, as well as jammed or loose windows and doors.



HEAVE
the opposite of subsidence where the ground experiences upward movement - can be due to an increase in soil moisture



SETTLEMENT
soil compacted by the weight of the structure built on top of it

COMMON CAUSES



VEGETATION
trees and shrubs draw moisture from the ground leading to soil shrinkage, causing issues when located close to structures



SOIL MOVEMENT
some soils, like clay, naturally shrink and swell with the change in moisture content



PIPE LEAKS
damaged pipes can leak, softening or washing away the soil beneath foundations

LESS COMMON CAUSES



LANDSLIDES
a major hazard resulting from rapid and significant movement of soil down a slope



MINE WORKS
voids caused by mining works, though uncommon, can lead to sudden and unexpected soil movement

