

DUNCAN
SEAWALL, DOCK & BOAT LIFT, LLC

How the Condition of Your Seawall Can Affect Selling Your Home



Seawalls are one of the single most expensive aspects of a waterfront property. The seawall must withstand some of the most brutal conditions of any structure built today. Cracking, bowing, or erosion of the ground behind the wall can be signs of trouble. Heavy loads due to high levels of groundwater, violent storms, and marine borers are just a few of the hazards to consider when evaluating a seawall. Duncan Seawall has been in business since 1979 and has maintained an excellent reputation for always being honest with our customers.

The last thing a real estate agent or a Duncan Seawall representative wants to do is ruin a potential real estate sale. That is why we recommend you carefully evaluate the seawall system using this outline PRIOR to listing the property. This way, the seawall can either be repaired or if not repaired, taken into account when valuing the property. If you have any questions or do not feel comfortable with what you see, call Duncan Seawall for a free seawall evaluation. By ignoring the problem now, you may be creating a larger problem during the due diligence period. This guide will help you evaluate what kind of problem your seawall may have.

Erosion Holes

This erosion hole behind the wall is caused by soil slowly seeping through the seams between the seawall panels. There is no evidence of cracking in the seawall cap or seawall panels. This can typically be repaired by excavating the soil behind the wall, installing filter cloth over the seawall seam and backfilling with crushed shell. Typical cost for an erosion hole repair is approximately \$500.00.



Flaking Sealant

This picture shows a sealant which was applied to the cap and is flaking. This is not an indication of any structural deficiency, however, it does indicate additional sealant needs to be applied.



Longitudinal Cracks

The longitudinal crack indicates spalling within the concrete. This is caused when the steel within the concrete begins to rust, therefore expanding, and cracking the concrete. Depending on the severity of the crack, in many cases this can be repaired by injecting epoxy into the crack and sealing the cap. Sealing the cap prevents moisture and oxygen from getting to the steel, therefore extending the life of the cap. Once these cracks become present, a new cap will be needed in the not too distant future.



Pin Pilings

Pin pilings have been installed in front of an existing seawall with auxiliary tiebacks. These are installed in an attempt to prevent the wall from any additional shifting. Every time a representative from Duncan Seawall sees this, we will recommend contacting a structural engineer.



Cracked Caps

These cracks in the cap indicate that the wall has begun to shift. Recently, auxiliary tiebacks were installed to prevent additional shifting. Auxiliary tiebacks usually can be installed for approximately \$1,200.00.

Each cracking of the seawall panels CANNOT be repaired. If cracks are present in the seawall panels, seawall replacement will be recommended..



Cap Leaning Backwards

A cap leaning backwards indicates the wall has “toed-out” at the bottom, or the seawall has sheared. Either way, seawall replacement will be recommended.



Significant Longitudinal Cracks

Significant longitudinal cracks, as well as non-symmetrical cracks in the seawall cap indicate major shifting of the seawall. Seawall replacement will be recommended.



Top of Seawall Cap Leaning Out

The top of the seawall cap is leaning out, indicating the tieback system is no longer functioning properly. Depending on the severity of the shift, either a new cap and tieback system or complete wall replacement will be necessary.



Cracking of Seawall Cap, Panels, or Bowing of the Seawall

Cracking of the seawall cap, panels, and bowing of the seawall indicate complete failure of the wall. Complete seawall replacement is necessary.



Plastic Shrinkage Cracks

These cracks are typically referred to as “plastic shrinkage cracks” and are only on the surface. When concrete cures, it heats up and therefore expands. Upon cooling, these cracks appear. These cracks are simply cosmetic with no structural deficiencies.



Shearing of the Cap

The sheering of the cap indicates significant wall movement. Depending on the amount of movement, either a new cap and tieback system or a new wall replacement will be recommended.



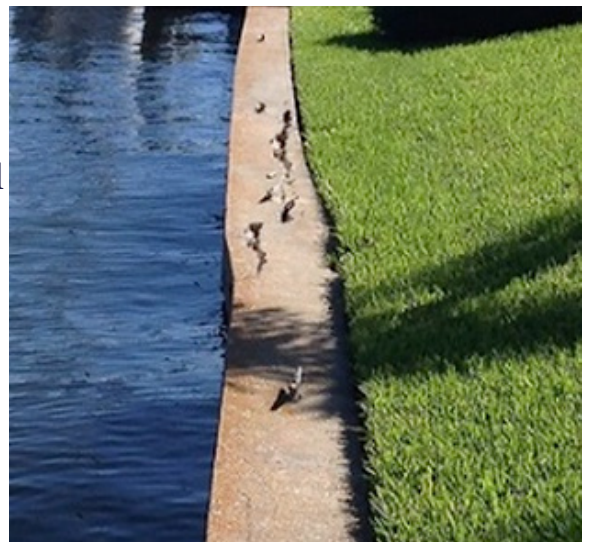
Significant Cracking in Seawall Cap

Significant cracking in the seawall cap as well as buckling in the seawall panes indicates seawall replacement is necessary.



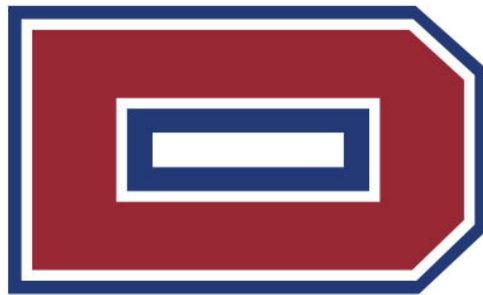
Significant Cracking and Bowing of Seawall and Cap

Significant cracking and bowing of the seawall and seawall cap indicate major shifting of the seawall. Complete seawall replacement is necessary.



Trying to sell your home with a damaged seawall can affect the price you're offered for your home and can even be the deciding factor for someone choosing not to buy your home. Before you list your house, getting your seawall inspected and making the necessary repairs or replacing it altogether can make the difference between selling your home for its full value or not selling it at all.

Contact Duncan Seawall today to get a free inspection and take the right steps to getting the most for your home.



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