

FACT SHEET

soil testing

--- Chris Fforde

Are soil tests necessary for to get prior to building?

Soil tests can allow you to definitively know what sort of ground you are building your home on. Assuming all is fine on a site can result in potential major damage to the home or constant problems with the

settlement of the site in the future. No one likes a building that is moving, and the resultant cracking in the building that comes from it.

It allows you to know if you are going to need to look out for and address a variety of issues including erosion (soil with as little as 10% sand can quickly subside), saturation of soil (normally clay types) or a classic in some areas of Darwin, seasonal swelling and shrinkage of soil (clay soils).

Most sites in the Darwin Area are at 'S' Class which is a good soil to work with although you should always get a specialist in to test as your site may not be. Although generally areas will have similar soil characteristics, sites can vary enormously from yard to yard as well. Inside our company, we have seen results for clients' three adjoining properties with three different soil types, so you never know. Make sure you check you have your report prior to building, and your builder understands what he needs to do.

