

# Reclaim a Leaning Fence

There are many reasons people decide to install a fence around the perimeter of their property. They offer immense privacy, security and an easy way to ensure pets and children have a safe place to play.

However, when elements like strong winds cause posts and panels to lean, they cause an unsightly aesthetic.

If your barrier has seen better days, there are ways to resurrect it without completing a major renovation project. Whether you are preparing your home for the market or inheriting someone else's leaning fence in a new-home purchase, make the repairs sooner rather than later to avoid more damage.

## WHY A FENCE IS LEANING

Before you attempt to correct a leaning fence, it's important to know where things went wrong in the first place. Here are a few factors that may be impacting the uniformity of your fence line:

- Rotting wood is often caused by using material not rated for a fence or exposure to elements such as rain and wind;
- When posts are installed too shallow, they will not be durable enough to stand firm during high winds or excessive ground moisture; and
- Even pressure-treated wood is liable to warp over time due to moisture causing it



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## REAL ESTATE 101

### Design Element

HGTV reality star Chip Wade recommends involving your fence in your backyard decorating plans. "A wall or fence covered with panels of succulents or ferns adds charm and feels cooling in outdoor seating areas," says Wade. If you find a live green wall difficult to maintain in achieving the trendy look, Wade suggests a realistic, artificial option. "Quality faux green wall panels made of UV protected materials are natural-looking and can last 10 years," says Wade.

to swell and dry out.

Depending on what is behind the lean, the steps you take to alleviate a problem may be different. For instance, if the wood is in fact rotting, a simple fix isn't an option and a

replacement of the compromised post is necessary.

However, if your anchors are in good condition, try these steps to correct a leaning fence before investing in a complete overhaul.

metal lined with holes to attach screws to an anchor. You should also pick up few bags of concrete, but make sure it's rated for fenceposts or you will find yourself repeating the same repair.

## FIXING A POST

The first step is assessing the damage causing the lean. Clean the area around a post and dig to discover the integrity of the buried wood and. If you don't discover rot, you'll likely see compromised concrete. Remove the busted rock to clear way for a fresh layer.

With the help of a level, position the post to an upright state. Ask a friend to hold it in place while you set the mender. Using a small sledge hammer, drive the steel strip into the ground so it rests snugly against the straight post and the screw openings are exposed.

Next you want to drill deck screws into the mender to anchor it against your post. Once the fence is straight, you can reset the concrete. Follow the directions on the bag to ensure the concrete creates a durable bond.

## SPECIALTY TOOLS NEEDED

Your biggest asset to correct a leaning post is a fence mender. You can find one at your local hardware store. It is essentially a strip of heavy-duty

## A LENDING HAND

If this type of repair is outside of your comfort zone, don't hesitate to call in a professional. When not done correctly, a repair may cause more extensive damage to your barrier.





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#### HOMEWISE GLOSSARY

**Marketable title:** a title that a court of equity considers to be so free of material defects and liens that it will force the title’s acceptance by questioning purchaser.

SOURCE: Homeclosing101.org

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