If there is a concern that a home may have structural (foundation, exterior walls or interior movement, etc.) or water seepage concerns, a structural engineer should be contacted to review the home prior to contacting a construction or foundation repair company. Contractors use sales personnel to evaluate potential problems, but may not understand the cause of the problem or may mislead the homeowner with false information that sounds reasonable. **Hiring a contractor without a licensed engineer’s evaluation may be a very expensive experiment.** **LICENSED PROFESSIONAL ENGINEERS ARE HERE TO PROVIDE A SOLUTION IF A REPAIR IS DEEMED NECESSARY.** Contractors should perform work based on drawings provided by a licensed professional, such as an engineer or architect, and not on a salesman’s opinion.

Engineers have certain standards that will dictate whether repairs will be suggested. Some of the typical items inspected are foundations, floor framing, exterior walls and roof structures. Foundation walls that have cracked and bulged or leaned inward or outward, larger cracks, doors and windows not operating as intended and sloping floors will probably require repairs. (Some of these items are not always foundation problems, but may be perceived as one.) Wood-boring damaged framing members and partially sistered, cracked and notched floor joists are other deficiencies frequently seen. If these items are found, we may suggest repairs. If the repairs are straightforward and simple to explain, the modifications may be provided in written form as part of the written report and will not require additional services. If more extreme repairs are necessary, engineers are available to provide an engineering design plan for the most economical repair method and a suggested list of contractors to clients so multiple bids can be obtained for the best price to repair the problem. Many times the work performed by contractors, without the direction of an engineer, do not fully repair, may over-repair, provide a more expensive method, install an inappropriate system or the repair may not address the deficiency. Why spend $1,000’s when it may not be necessary? It is not uncommon for an engineer to tell a client that we do not feel repairs are necessary or a very simple and economical repair may be appropriate.

Engineering firms typically do not have any repair systems to sell or promote and there are no construction personnel working for us. Engineering design plans provide a history of the repair for the future sale of the property and allow the customer to obtain building permits for another level of protection for the homeowner. In most cases, the client’s cost of repair based on the engineering design plan will be more cost effective than an estimate from a contractor and contractors typically provide a minimal record of the repair. After the work is completed, the client has a professional record and provides a document that reduces the need for a client or Real Estate agent to explain the completed work when the home is sold. (P.S. – a lifetime warranty in Ohio is 7 years)