

FULBRIGHT HOME INSPECTIONS
(918) 707-0689 Lic.# 70001143
www.fulbrighthouseinspections.com
RESIDENTIAL AND COMMERCIAL

A Foundation has three general goals:

1. It must be safe against structural failure that could result in collapse. This includes the underlying soil and rock. (Think of the multimillion dollar homes destroyed in a mudslide in California. We could assume that the house “foundation” was sound but the soil was not. Do you see why the underlying soil and rock must be evaluated?)
2. The foundation must not settle in such a way as to damage the structure or impair its use, during the life of the building.
3. The foundation must accomplish these things within a framework of practical construction requirements: It must be technically feasible, not harm surrounding property, and be within reasonable cost parameters for the building.

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When should I call a Structural Engineer?

- 1. The Foundation is less than 12" below grade.**
- 2. Cracks 3/8" greater or multiple cracks.**
- 3. Cracks inside the structure corresponding with cracks in the veneer.**
- 4. Broken Rafter, Ceiling Joists or Ridge Beams**
- 5. Multiple Cracks Inside**
- 6. Under slab leak (Washed Out Areas under foundation).**
- 7. Rolled foundation or Street Creep.**
- 8. Roll out of the stem wall greater than 3/4".**
- 9. Abnormal sag in roof, floor, or ceiling.**
- 10. Crawl space piers unplumbed/leaning or not touching floor joist.**
- 11. Doors/ Windows out of plumb.**
- 12. Large canopy or extended roof attached to eaves improperly.**