



Border
Home Inspections
"Inspected Once, Inspected Right."

Aulden Reid Certified Residential/ Commercial Inspector

Q:

1. I am having some renovations done on my basement and the contractor said I could move the steel post that holds up the main beam if I built a wall close by. Is this true?
2. Do you perform partial inspections for this and other types of concerns?

A: This is an actual question I recently was asked by a concerned homeowner. I will start by saying that contractors are not always correct despite their best knowledge of the subject. On the face of things you might think so long as there is a wall to hold up the beam then all should be fine, but the real truth lies beneath the floor.

In order to have a post in your basement there needs to be a footing below the floor. This footing is usually between 24 and 36 inches square by 4-6 inches thick. The post sits on top of this footing and the floor is usually poured around it. In this way when the screw jack is tightened to level the main beam and ultimately the entire home the majority of the weight is brought to bear on the footing rather than the floor slab.

If during renovations this post is removed or relocated you undermine the entire structure of your home. Even if a wall is erected to take the weight of the beam it is usually not supported by a footing and the slab will usually crack under the load. Secondly there is no longer any vertical adjustment and the wall will settle some causing the beam to settle. This movement causes all kinds of problems from water entry through the cracks in the slab to sticky doors and cracks in linoleum and drywall to name only a few.

In short if your contractor is suggesting something that you are unsure of it might be best to check with the local building inspector or myself. It is always a good idea to ask the contractor for references and ask if they are licensed with the city and or if they have specific training tickets and certificates.

I know there are times when a homeowner simply needs a second opinion of a renovation project or of a longstanding issue such as a leaking roof. I have thus decided to offer a partial inspection to meet this need. Give me a call to discuss your needs and we can work out a plan that will help you find the answers you need at the cost you can afford.



Call 780-872-1268
to book an inspection.