



Why Consulting?

Why should a homeowner consider using a construction consultant? Because getting an unbiased opinion regarding structural concerns can be key to moving forward with the decision on "what to do" and "what is right" for them.

Some of the most varied opinions you'll get involve drainage, foundations, settlement, and seismic issues. Since most professionals have the potential to get future work out of the advice they provide, it can "cloud" their information.

Many times, engineers and/or contractors will provide their opinions for these types of issues. The fact of the matter, however, is that even licensed professional's opinions and recommendations will often differ.

With this potential for discrepancy in mind, a construction consultant who is highly qualified and experienced can help address the issues and be extremely valuable in making sense out of what others are saying as well.

Real examples of how opinions can vary are as follows:

A local homeowner's residence was experiencing a settlement issue. Three people gave their opinions. An engineer said to put deep concrete piers in the center of the home directly under where an exposed roof beam was experiencing visual movement. One contractor said to remove and replace the entire foundation. Another contractor said to only underpin a portion of the existing foundation.

What did I find? The center of the home was the highest elevation point and the visual movement was a result of the rear of the home settling. The fix - do as the last contractor said and only underpin a portion of the existing foundation.

By bringing in a construction consultant, the homeowner was able to:

- 1) Make sense of their current situation.
- 2) Discuss various approaches to remediate their issues.
- 3) Understand the expectations of their choices and rough costs to do so.

By better understanding their choices, the homeowner could now make an informed decision on how to proceed with their best interest in mind.

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