

Large homes are more likely to have damage from foundation settlement than smaller homes. Why? There are several reasons:

Large homes are often constructed on **waterfront properties**. Shoreline areas are inherently more likely to have soil problems than other building sites.



Large homes are often designed to provide their owners with an **open floor plan** and grand spaces. This transfers structural loads to outside walls and increases foundation loads on these walls.



Large masonry and stone fireplaces that are the centerpiece of great rooms

can produce massive soil loads that increase the potential for settlement. For example, a local builder reported a **fireplace that weighed more than 200,000 pounds**.



Large homes are often built on **ridges or hills** to take advantage

of natural views. Ridges and steep slopes are more likely to have soil stability issues than other building sites.

Expanses of windows in large homes require transferring the structural weight to



columns, creating significant soil pressure compared to conventional bearing walls found in smaller homes.

Tile and natural stone floors that create dramatic entries, spectacular bathrooms and great kitchens are very sensitive to building settlement compared to carpeted or vinyl flooring.



Gosling Czubak
engineering sciences, inc.

Protect your home from unknown soil conditions and building settlement. Know your foundation costs **before** construction starts. Have a geotechnical engineer from Gosling Czubak complete a soils and foundation investigation.

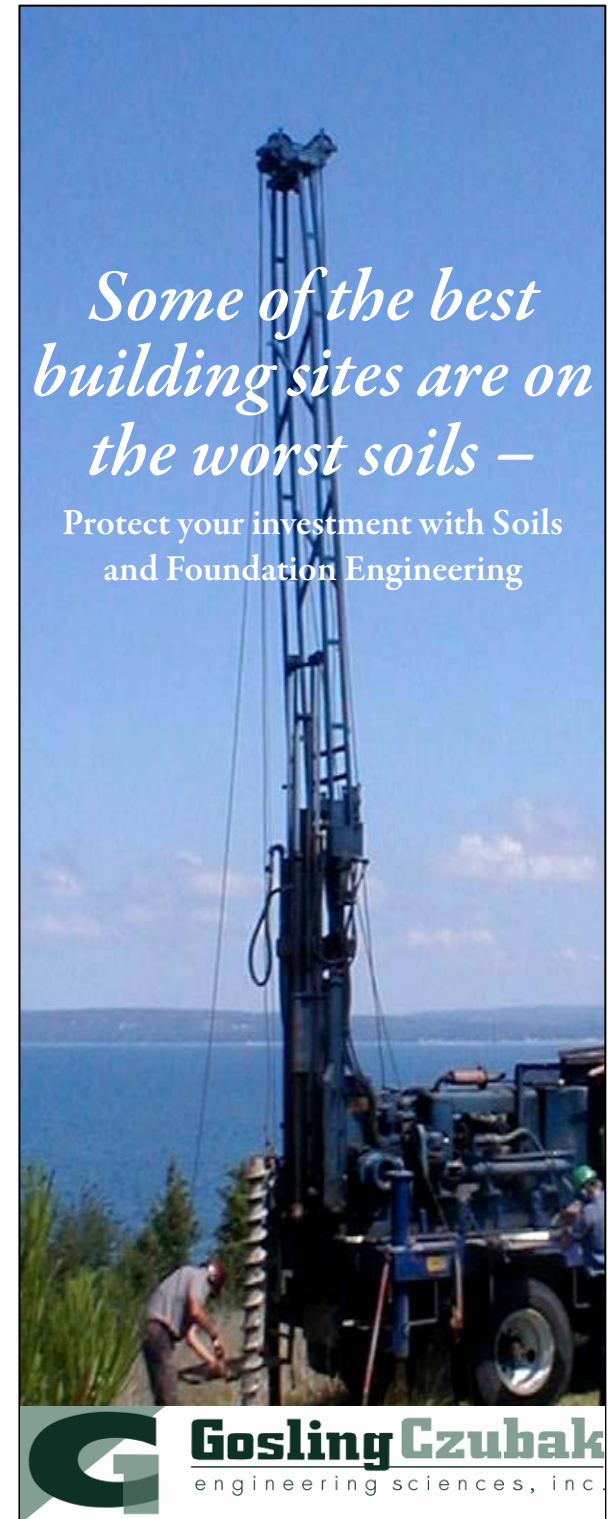


Contact Charles Brumbaugh, P.E. at Gosling Czubak for more information about the benefits and costs of soils and foundation investigations. 800-968-1062.



Gosling Czubak Engineering Sciences, Inc. providing geotechnical engineering, soils and construction testing for more than 50 years in Northern Michigan.

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Some of the best building sites are on the worst soils –

Protect your investment with Soils and Foundation Engineering

