



Case Study 1

Buried Framing



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Written by Brandon Farr

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Case Study 1

Buried Framing

Summerland, BC

PROJECT DESCRIPTION

The builder made an error on the elevation of the foundation and built it too low. The home was framed in such a way that when the final grade of the topsoil was installed, the wood portions of the framing were buried underground.

The structure was in a state of rot when we were called to perform the repair.

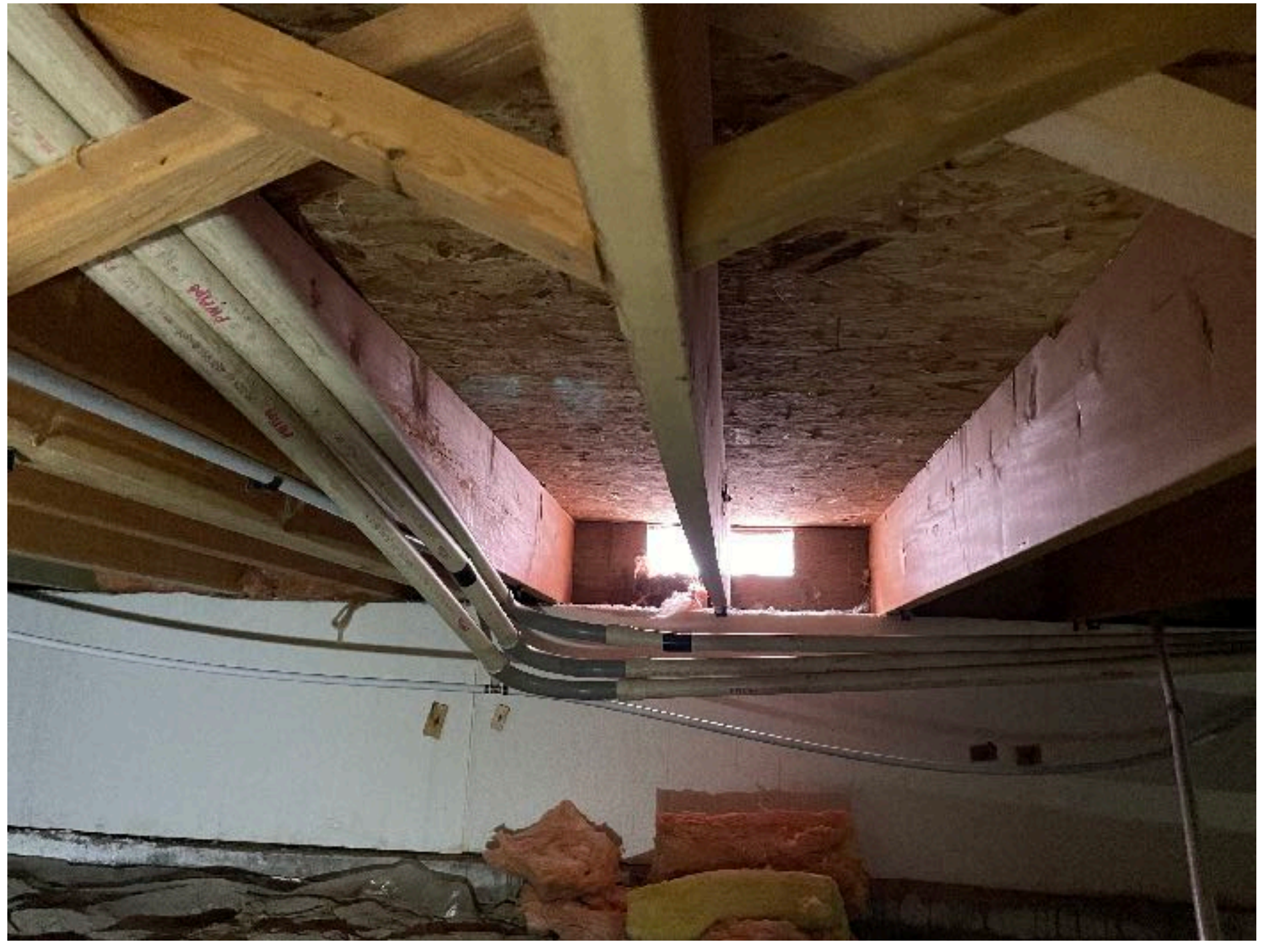
REPAIR

1. The side of the home had been excavated down to the footing prior to our arrival on-site.
2. The concrete walkway up to the front door needed to be cut in order to expose a working cavity for the structural repair.
3. The rotten sections of the joists and wall plates needed to be removed and rectified in place.
4. Once the structure was repaired, there was a specific waterproofing process that was specified.
5. The remediation plan called for a pond liner to be installed to divert water away from the footing.
6. Structural fill was installed in lifts and compacted accordingly.
7. Shallow Drainage was installed below grade to capture rainwater from the roof and keep it away from the home.
8. Final grading was completed in time for Christmas.
9. The landscaping was undertaken the following spring by their landscaping contractor.

Project duration prior to our repair: 1 year +
Repair timeline once we were involved: 2 months



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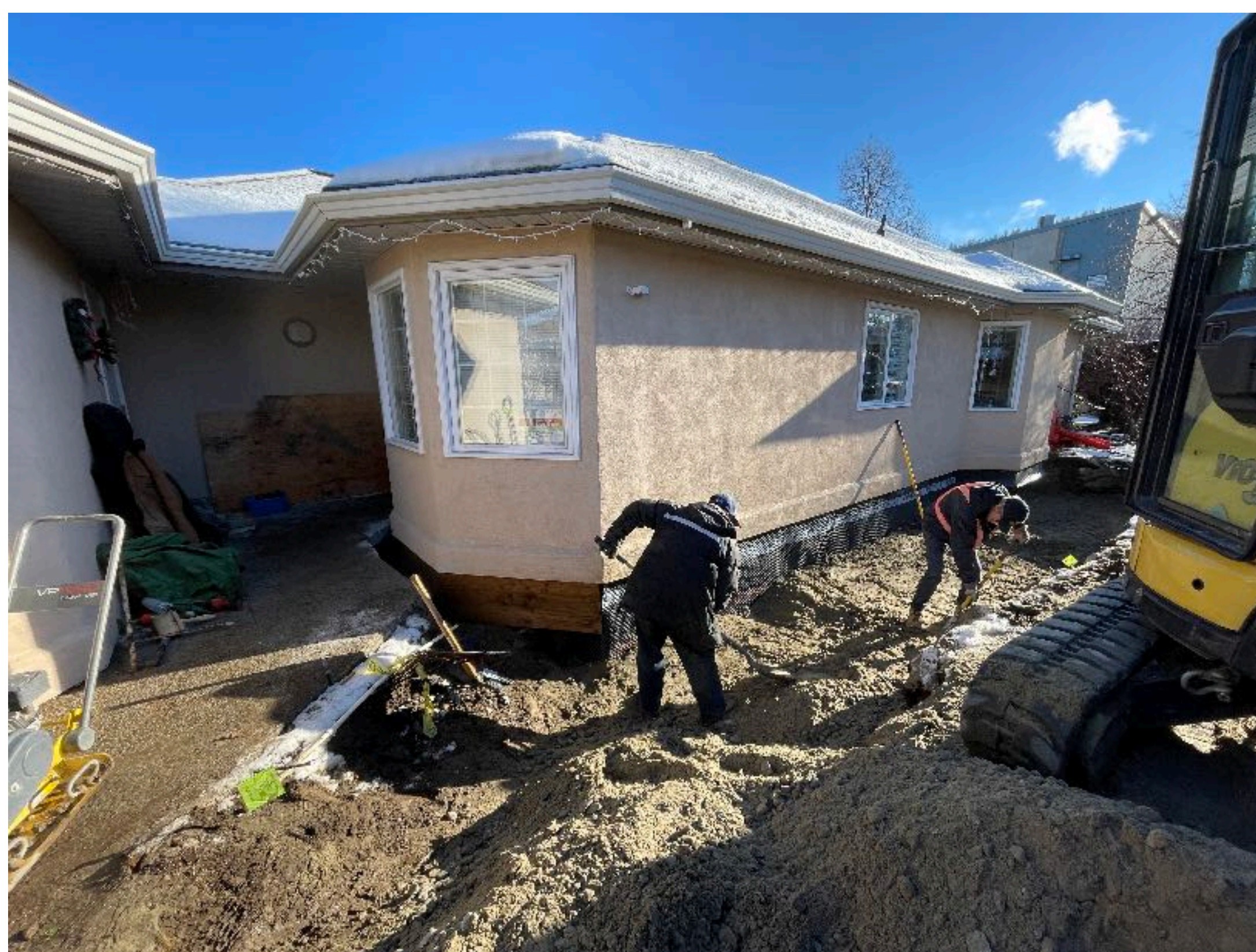
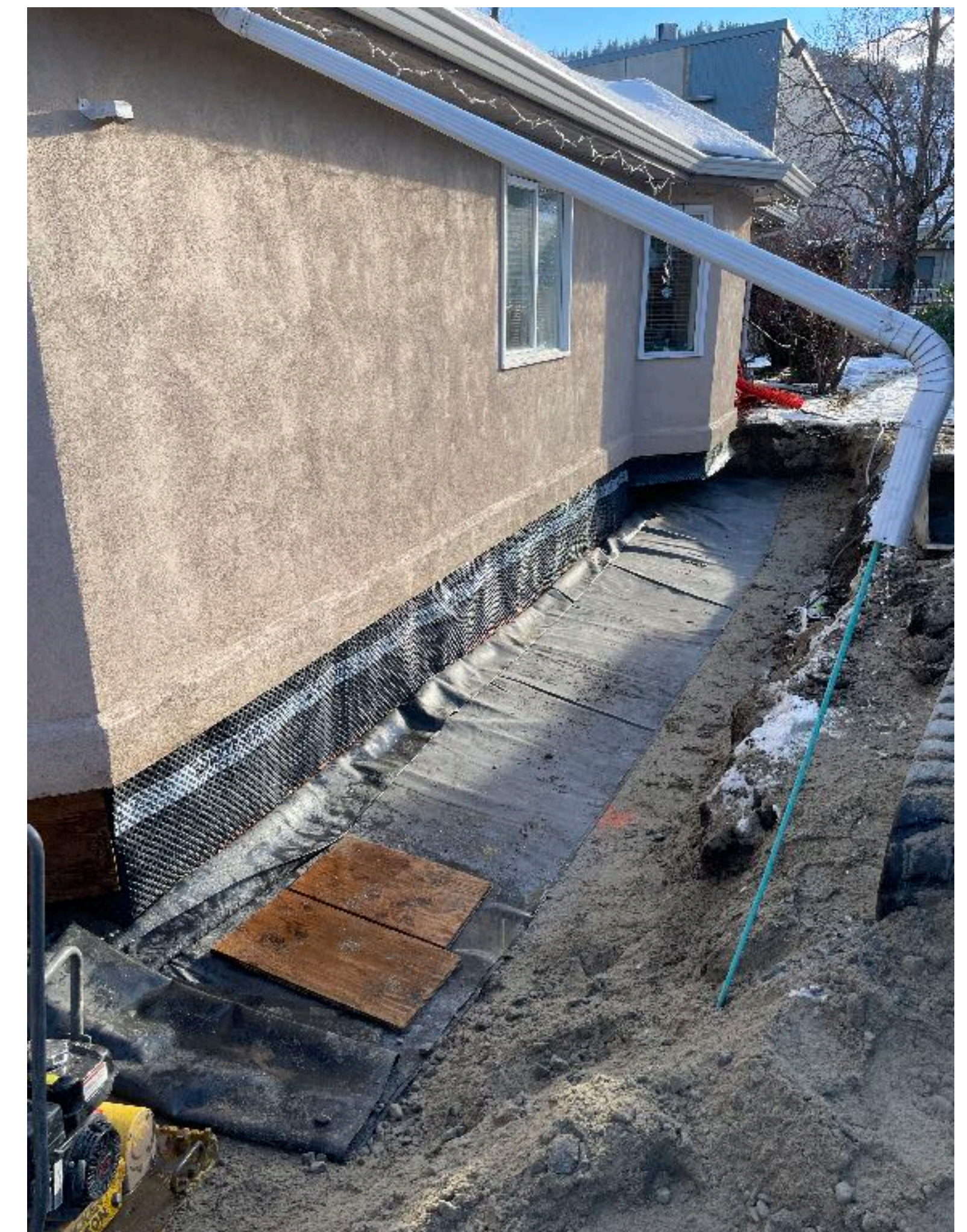
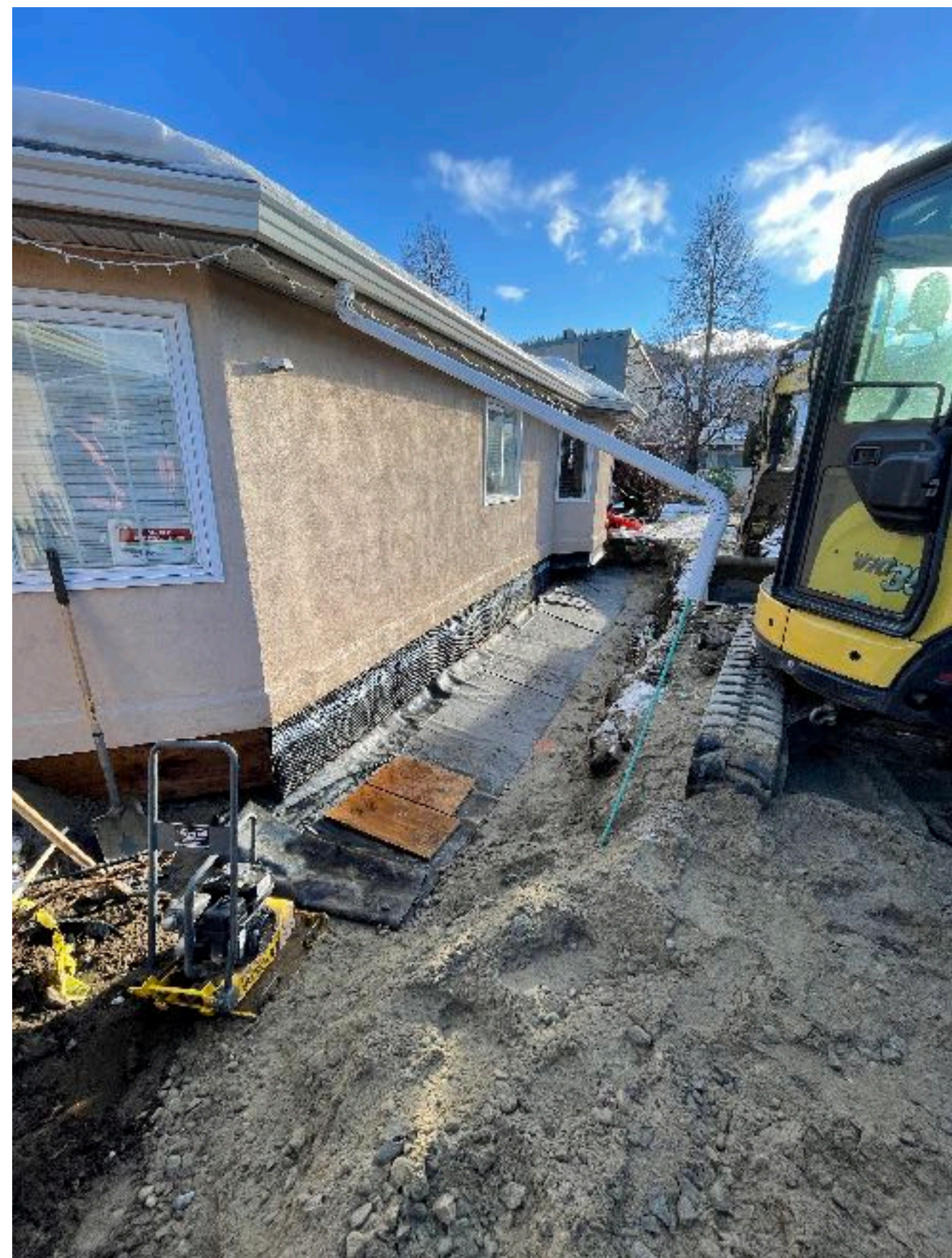


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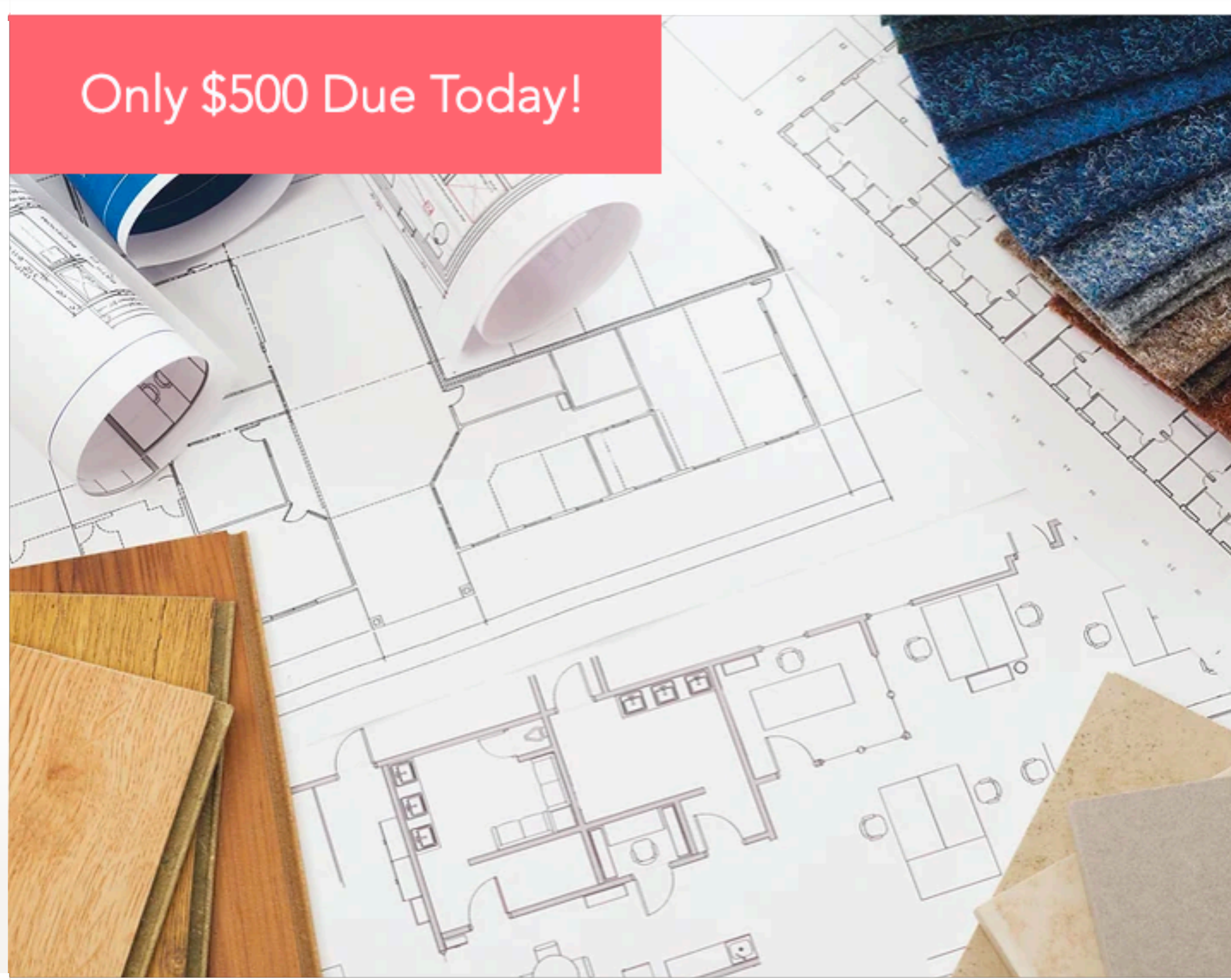
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