

Why Doors Start Sticking After The Ground Moves

When a door starts sticking in a Collin County home, the problem is frequently tied to the slab shifting rather than the door itself.

The frame may be square when the home is built, but once the slab settles unevenly, that square starts to distort.

If more than one door in the home begins acting up, the odds increase that the issue is structural rather than a bad hinge or loose strike plate.

An experienced foundation repair company can confirm the cause with a quick inspection.

How Expansive Clay Soil Affects Homes In This Area

In practice, that means a home can move a little every season, and sometimes more than that during a long stretch of wet weather followed by heat.

This movement does not always show up as [door services Celina](#) a dramatic crack or a clearly tilted floor.

People replace weatherstripping, plane the edge, or adjust the hinges, and those fixes may help for a while, but they do not address the underlying movement.

A sticking door can tell you which part of the house is moving, especially when paired with diagonal wall cracks, ceiling separation, or windows that no longer open smoothly.

Signs The Problem Is Structural, Not Just A Hardware Issue

Not every misaligned door means the foundation is failing, but certain patterns point in that direction.

Look for these common signs:

- The door swings open or closed on its own after you set it in place.
- That often indicates the opening has shifted out of square.
- Gaps like this can show that the wall and frame are no longer moving together.
- Multiple interior doors begin sticking around the same time.
- Windows near the problem area also start binding.

The distribution of the problem matters as much as the symptom itself. If every issue appears along one wing of the home, that is a strong clue that the slab on that side has shifted more than the rest.

That seasonal pattern is common in North Texas and is one reason these issues can seem to come and go.

What A Real Inspection Looks For

A proper inspection starts with the symptoms, but it does not stop there.

If the slab dropped in one corner, a door on that side may bind while doors elsewhere still work normally.

They may also look for moisture clues outside, drainage issues around the foundation, or grading that pushes water toward the house.

One house may have drainage problems that keep one side of the slab wet. Another may have soil drying too aggressively near a corner because of poor watering or tree roots.

If the structure needs repair, the door issue is only part of the job.

What Homeowners Can Do Before The Problem Gets Worse

The second is to note exactly when the problem started and whether it changes with weather, seasons, or rain.

Check for new cracks near the opening, gaps at the trim, or a floor that feels slightly sloped when you walk across it.

Until the underlying cause is addressed, quick cosmetic fixes should be treated as temporary.

Once you know that, you can decide whether the issue is a simple door adjustment, a moisture problem around the foundation, or a broader structural repair.

For homeowners, that is usually the difference between a manageable repair and a larger structural headache later on.