A sticking door in Dallas is often blamed on a bad hinge or a sloppy install, but the real cause is usually below the floorboards.

That back-and-forth movement is hard on foundations, and doors are usually the first thing homeowners notice.

Why Clay Soil Causes Doors To Stick

The cycle is slow, but over time it can lift one part of a slab, settle another, or shift a pier-and-beam foundation just enough to throw a doorway out of alignment.

Homeowners often notice the problem after a long dry spell, a stretch of heavy rain, or both.

Small misalignment is common. Doors can still function window replacement Dallas for a while before the gap becomes obvious enough to demand attention.

Clues That Movement Is Affecting More Than One Opening

That is especially true in older Dallas homes, where soil conditions have been working on the structure for years.

There are a few warning signs that usually point to movement rather than normal wear: - Doors that latch poorly even after hinge adjustments

- New cracks in drywall near door corners or windows
- Trim pulling away from the wall
- Floors that feel uneven from room to room
- Gaps that change with the season

None of these signs proves a major structural issue by itself, but together they build a stronger case.

When a door problem shows up alongside a window that will not close smoothly, the likelihood of foundation-related movement increases.

When Adjustment Helps, And When The Structure Is The Real Issue

Loose hinges, swollen wood from humidity, or an out-of-adjustment strike plate can all create the same annoying symptom.

If the top gap is uneven, the latch no longer lines up, or the door has to be forced shut every day, the frame may be following the foundation instead of the hardware.

An experienced door replacement company can confirm the cause with a quick inspection.

If the slab is shifting, replacing the slab door or swapping hardware without addressing the movement may buy only temporary relief.

Some openings can be saved with careful planing, hinge replacement, and weatherstripping.

How To Reduce Future Problems In Dallas Homes

You cannot change Dallas soil, but you can reduce how hard it works against the house.

A few habits make a real difference: - Keep gutters clear and downspouts moving water away from the foundation

- Avoid overwatering beds close to the slab
- Fix plumbing leaks quickly, especially near the perimeter
- Watch for new cracks or sticking after long dry periods
- Have doors and nearby windows checked when the symptoms first appear

These steps do not prevent every issue, but they help keep the soil from swinging between extremes.

If a door has started sticking, do not ignore it for months and hope it settles back down.

In Dallas, that warning is worth taking seriously because expansive clay soil can turn a small alignment issue into a recurring headache.