

Why North Texas Foundations Make Doors Stick

A sticking door is often one of the first signs that a North Texas house is moving.

This happens because a house does not move evenly when the soil expands and contracts.

Even a small change is enough to create friction at the top corner, the knob side, or the threshold.

Not every sticking door means major foundation trouble, but it is rarely something to ignore for long.

How To Tell If The Problem Is The Door Or The House

A door can stick for reasons that have nothing to do with foundation movement, so it pays to check the whole opening.

A warped slab door, loose hinges, paint buildup, or seasonal swelling can all make a door hard to close.

Look for diagonal cracks above the door, gaps that widen at one corner of the trim, nail pops, or a latch that suddenly sits too high or too low.

Here are a few practical checks that homeowners usually notice first:

- It binds at the top corner or across the threshold.
- The latch misses the strike even though the hardware is intact.
- The casing around the door looks out of square.
- Other openings in the room start to feel off.
- Drywall cracks or separation show up close to the frame.

One bad hinge is a door issue. Several signs at once usually point to a house issue.

What Can Be Fixed At Home And What Cannot

Some sticking doors can be corrected with basic carpentry.

If the structure keeps shifting, the door will likely drift out of alignment again.

A door can be shaved, shimmed, or re-hung, but those repairs hold only as long as the frame stays where it was set.

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

If the issue is still isolated to the door, there are a few common repair paths:

- Rehang the door if it has sagged on the hinge side.
- Move the strike plate to match the new alignment.
- Trim a swollen edge where the rubbing is minor and stable.
- Swap out bent or failing hardware.

That is usually the point where a foundation evaluation makes more sense than another round of hinge adjustments.

How To Prioritize Repairs In A Moving House

When the house is still moving, foundation repair generally comes before finish carpentry.

The broader the symptoms, the less likely it is that a simple adjustment will hold.

Homeowners usually see the best results when they handle the problem in this order:

- Test the door and hardware first.
- Inspect the room for other signs of shifting.
- Stabilize the foundation if the problem is part of a larger pattern.
- Then repair or replace the door so the fix lasts.

In some cases, the door itself is still usable after the structure is corrected, but it will need to be re-hung or adjusted to match the new opening.

Keeping The Problem From Coming Back

Small checks done early are much cheaper than waiting until a door will not close at all.

It is also smart to inspect doors seasonally, especially after long hot stretches or periods of heavy rain.

A door that needs a shoulder shove today may be warning you that the opening is drifting again.

That is why a sticking door is often less about the [Coppell TX windows](#) door and more about the house telling you it has moved.