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New Construction - Minor Cracks and Settling

Titan Homes NW takes proactive actions to minimize minor cracks and settling in all of our new houses. Unfortunately, there are a few variables that are out of our control and are very common within new construction. The intent of this note is to explain what is causing the minor cracks and settling within your house and reassure you that it is quite normal for new construction. Titan Homes NW will repair the minor cracks due to settling but we strongly urge all of our homeowners be patient and wait until 10-12 months after move in to ensure all settling has ceased.

General Lumber Shrinkage and Settling

New construction can take up to a year from finished build to fully cure, shrink, and fully settle. The lumber/wood utilized in new residential construction is currently processed from trees that are harvested at a young age. No longer do we have access to old growth timber of years past. Now our lumber is about Speed to Market for the Timber Industry and part of that process is quickly drying the wood in a kiln (Kiln Dried). When we receive our lumber (season dependent) the moisture content is typically between 19-25% after the kiln dry process. The lumber is installed into houses when it is in the 19-25%. Titan Homes checks the moisture content numerous times before we drywall the house to ensure the moisture content is well below 19%. After a year of "conditioned space" the lumber/wood will continue to dry to approximately 6%. This delta difference in moisture content explains why we experience lumber/wood shrinkage within the first year of ownership. This is why we advise waiting to the 10-12 months to ensure full minor shrinkage/settling occurs before we repair the minor cracks. Typical minor crack locations appear in corners, backsplashes, grout lines and along truss cords. We typically do not see additional minor cracks after the 1 year mark of time.

Truss Uplift Cracks

Similar to the root cause as discussed above, Truss Uplift Cracks occur when the lumber shrinks and lifts up causing cracks in the drywall. Some of our preventative actions to minimize this effect include clipping the trusses to the walls, extra bracing for strength and utilizing L metal brackets to secure the sheetrock parallel to the bottom cords of the ceiling trusses. As stated above we strongly advise waiting until the 10-12 month to ensure full settling/shrinkage occurs before Titan Homes repairs the minor cracks.

Titan Homes NW builds a high quality home and we take all reasonable efforts to minimize new construction minor cracks. Unfortunately, the lumber provided today has a tendency to shrink while it dries. Ultimately Titan Homes repairs those minor cracks to ensure our customers are satisfied with our ultimate product.