



Home on Golf Course

Restored Over 11" with Helical Piles



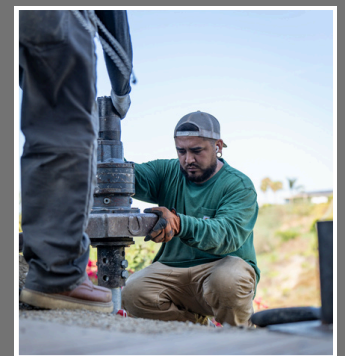
San Clemente, California
RESIDENTIAL PROJECT OF THE YEAR FINALIST



Investors purchased property in March of 2024 for 1.36 million dollars. The cost of this foundation repair project was 140,000 dollars, and after finalizing the remodeling, the home just listed on the market for 2.249 million dollars. 35 helical piles were installed along with 8 tiebacks to stabilize the home as well as providing new livable square footage thanks to new construction helicals for a deck.



This San Clemente neighborhood is no stranger to settling and lateral movement. After the investor purchased the hillside property overlooking a golf course they knew they needed to stabilize the homes foundation before any other work could start. The investors called the Dalinghaus team to put together a repair plan that would address both the settling and lateral movement the home had experienced. They also wanted to add some new construction piles to allow for a deck that would practically double the backyard's living space.



The initial evaluation measured well over 11 inches of settlement in the home nearest to the slope. The evaluator, Mark, worked with Engineering Services & Design of Southern California to design the repair plan consisting of 43 vertical helical piles to stabilize the main structure as well as 8 new construction piles directly into the slope for the aforementioned deck, along with 8 helical tiebacks to address the lateral movement.



The crew began by marking out each of the helical pile locations before beginning the hand excavations and footing preparation. The helicals went in nice and smooth before finding competent, load-bearing soils at an average depth of about 40 feet below grade. This wasn't the first home in the neighborhood that this particular crew had helped with so they knew what to expect before even starting.



Dalinghaus's team of installers: Ryan Reyes, Jose, Sergio, Blake.

