CASE STUDY BROUGHT TO YOU BY DALINGHAUS CONSTRUCTION, INC

"Never Settle"
DALINGHAUS

Project: **After The Flip** - Fixing a Foundation After Buying From A House Flipper
Project Location: **Brea, CA**

Project Background Information:

The home was located in Brea, CA. Like many new home owners, this couple was very excited when they purchased their home in Brea California. The home had a very modern design and many sparkling new amenities. Looking at the interior, nearly every item had been upgrade or replace. Beautiful new tile, new kitchen appliances, modern back splash, freshly painted walls…the works! It looked beautiful both inside and out. Unfortunately, it was hiding a secret. Something was not right with one of the most important part of a home, the foundation.

It started oddly enough with a noise. The homeowner started hearing sharp cracking noises in a few of their rooms. Then they started to see where the noise was coming from. Their new home was settling and the noises and cracks were proof.

Project Design Phase:

When Dalinghaus was called in to perform a free inspection, the Project Coordinator, David Netting sat down with the owner to listen to their story. It is very important to listen to everything that the homeowner has to share, because each piece of information is a clue to solving the problem. In this case, the homeowner was seeing rapid changes in their home and since they had purchased it earlier in the year, they had witnessed first hand, the home relieving the stress of the foundation moving via sharp noises (cracking) and visible cracks that were not visible when the home was purchased.

After listening to what the homeowner had to share, David created an outline of each room and using a very sensitive measuring device, he was able to map out the elevations throughout the home. This is a critical part of the process as it takes what is sometimes a haunch or in this case, a visual clue and turns it into something concrete, a number. Many numbers actually. In this case, the home owner participated in this process and was learning first hand about his home and actively participated in deciding which solution was best for him and his family.

Dalinghaus Solution:

The solution was a mixture of 2 technologies. Push Piers, and Polyurethane. The push piers were installed around the parameter of the home, making sure to match the pier to the area that was settling. In addition, polyurethane was utilized to fill any voids in the center of the home and to ensure that the home was supported both on the permitter and in the middle of the home.

Project Team

General Contractor: Dalinghaus Construction, Inc
Polyurethane Grout Installer: Dalinghaus Construction, Inc

Products Installed

-ECP Push Piers
-Polyurethane

ECP

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