

# CASESTUDY

AUG 2025

8 HELICAL PILES AND  
3 HELICAL TIEBACK  
ANCHORS STABILIZE  
CA MOUNTAIN HOME

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NEVERSETTLE





# SETTLING FOUNDATION FOUND ON HOME DURING ESCROW, STABILIZED WITH HELICAL PILES

## PROJECT BACKGROUND

A beautiful home in the mountains of Julian, CA was up for sale and during escrow the general inspector noted the cracks looked normal, but to have them check out by professionals. The broker provided both the buyer and seller with Dalinghaus Construction's information. Our team sent out Mark Cook to perform the initial inspection and help design a repair plan for the home if necessary. There were several large stucco cracks visible on both the first and second stories as well as interior drywall cracks. This home sits on a slab foundation with the area of the second story showing the most cracks.

## PROJECT DESIGN PHASE

Mark performed the initial inspection and found all the cracks that were noted in the general inspection report. After drawing a scaled diagram of the home Mark used his Zipline altimeter to take floor elevation measurements. He measured varied degrees of settlement throughout the house, but the corner of the home where the second story was located measured the worst at 1.2 inches in relative change in a very short distance. He also found several slab cracks.

## DALINGHAUS SOLUTION

The repair plan would consist of 8 vertical helical piles and 3 tieback anchors to stabilize the home and prevent continued settlement in the future as well as address lateral movement concerns down the hillside the home sits on. The project foreman, Joe, and his crew made quick work of the project and performed all of the excavations and installations by hand. After the helical piles were completed the addressed the slab cracks with carbon fiber staples.

### INSTALLATION OVERVIEW

TOTAL HELICALS

**11**

HELICAL PRODUCT

**TAF-288  
TAF-150**

PRODUCT MANUFACTURER

**ECP**



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