

# Lamorinda OUR HOMES

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## Does Tilt Come with the Territory?

By Lou Fancher



Michael Mahoney and Sergio Navarro doing drive stand & pier installation



Clubhouse demolition page OH6

It took 60 years for Pam and Mike DeLange's Orinda home to tilt, but less than four weeks to set it right.

The process, underpinning, repairs foundations and stabilizes houses, buildings and other structures. Using steel piers and a surprisingly simple, 4-step approach, Bay Area Underpinning was able to level and prevent long-term compromise to the DeLange's house.

"We didn't notice the tilt of the house until a few months after we were in it," Pam DeLange says. Outside, workers move past the window, but there's little noise to indicate the enormity of what is taking place.

When the DeLange's bought the house six years ago, they were told about the uneven floors. "No mention, other than that, was made of it," she says. With time, however, they began to wonder about the sloping.

"We had someone come out and measure it," Delange says. "We found out there was a 5 inch difference from the back to the front of the house." The cost to fix it? One bid was \$120,000, another, \$80,000. The DeLanges decided they and their three boys could live with uneven floors.

"As the seasons passed though, it got worse," Delange recalls. This time, a second set of experts advised leaving it alone; offering dire warnings of fireplaces falling apart and wood floors splintering. DeLange paraphrases their words: "Just live with it, it's Orinda and that's how it goes."

By chance, she saw Steve Egloff's Bay Area Underpinning company working on another home in the neighborhood. She decided to place one more call.

Photos Andy Scheck

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