

Lamorinda OUR HOMES

Lamorinda Weekly Volume 04 Issue 18 Wednesday, November 10, 2010

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

... continued on page OH4

THE BEAUBELLE GROUP Nancy Stryker

presents...

SLEEPY HOLLOW TRADITIONAL



Fabulous private home located in the heart of Sleepy Hollow on a large lot with gorgeous garden and an open floor plan. This 4 bedroom, 3 bath updated home is complete with hardwood floors, vaulted ceilings, chef's gourmet kitchen, private master suite. This is a wonderful home for indoor/outdoor entertaining. Close to Sleepy Hollow School. **Offered at \$1,299,000**

PRESTIGIOUS HAPPY VALLEY



Seize the opportunity to own one of the last prime lots in Happy Valley. Featuring approximately 1.24 flat acres, this expansive property features established trees and a tranquil setting. This stunningly unique setting is conveniently located to downtown Lafayette, a town renowned for its excellent schools, convenient transportation, popular restaurants, and recreational opportunities. **Offered at \$1,650,000**

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This private Upper Rockridge home offers modern sophisticated living with a traditional flair! This updated 3 bedroom, 2 bath home on .20 acres boasts a park like setting with beautiful serene gardens. This remodeled 1,891 sq. ft. jewel features a large living room, gorgeous master suite, two additional bedrooms, hardwood floors, and a gourmet kitchen that opens up to a spacious dining room. **Offered at \$938,000**



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Lamorinda Home Sales recorded

City	Last reported:	Lowest Amount	Highest Amount
LAFAYETTE	13	\$302,500	\$1,650,000
MORAGA	4	\$220,000	\$2,465,000
ORINDA	12	\$692,000	\$2,300,000

Home sales are compiled by Cal Resource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California Resource.

Neither Cal Resource nor this publication are liable for errors or omissions.

LAFAYETTE

- 4026 Canyon Road, \$1,350,000, 2 Bdrms, 3476 SqFt, 1937 YrBlt, 10-1-10
- 395 Castello Road, \$585,000, 3 Bdrms, 1371 SqFt, 1954 YrBlt, 10-14-10
- 3417 Goyak Drive, \$630,000, 4 Bdrms, 2071 SqFt, 1965 YrBlt, 10-15-10
- 998 Hawthorne Drive, \$587,000, 3 Bdrms, 2090 SqFt, 1963 YrBlt, 10-12-10;
Previous Sale: \$805,000, 09-29-06
- 3272 Marlene Drive #10, \$302,500, 3 Bdrms, 1160 SqFt, 1972 YrBlt, 10-14-10;
Previous Sale: \$136,000, 01-18-90
- 862 McEllen Way, \$1,248,000, 4 Bdrms, 2851 SqFt, 1964 YrBlt, 10-15-10;
Previous Sale: \$350,000, 07-31-87
- 10 Monticello Court, \$1,650,000, 4 Bdrms, 3746 SqFt, 1998 YrBlt, 10-13-10;
Previous Sale: \$1,065,000, 12-22-98
- 100 Rodeo Court, \$1,390,000, 4 Bdrms, 3014 SqFt, 1984 YrBlt, 10-14-10;
Previous Sale: \$1,025,000, 03-15-00
- 503 Silverado Drive, \$795,000, 4 Bdrms, 2168 SqFt, 1966 YrBlt, 10-8-10
- 3235 Stanley Boulevard, \$820,000, 3 Bdrms, 2559 SqFt, 2006 YrBlt, 10-1-10;
Previous Sale: \$380,000, 06-30-05
- 976 Stow Lane, \$945,000, 3 Bdrms, 2536 SqFt, 1972 YrBlt, 10-15-10;
Previous Sale: \$630,000, 03-15-99
- 1068 Via Roble, \$650,000, 4 Bdrms, 2705 SqFt, 1956 YrBlt, 10-1-10
- 2970 Windtree Court, \$1,203,000, 4 Bdrms, 3081 SqFt, 1979 YrBlt, 10-4-10;
Previous Sale: \$615,500, 12-17-97

MORAGA

- 1402 Camino Peral, \$350,000, 3 Bdrms, 1360 SqFt, 1971 YrBlt, 10-8-10;
Previous Sale: \$170,000, 04-26-91
- 11 La Salle Drive, \$751,000, 4 Bdrms, 1887 SqFt, 1961 YrBlt, 10-8-10
- 9 Shannon Court, \$2,465,000, 4 Bdrms, 4966 SqFt, 1987 YrBlt, 10-6-10;
Previous Sale: \$1,438,000, 02-17-99
- 801 Villa Lane #4, \$220,000, 2 Bdrms, 882 SqFt, 1968 YrBlt, 10-12-10;
Previous Sale: \$380,000, 04-19-05

ORINDA

- 187 Canon Drive, \$800,000, 3 Bdrms, 1779 SqFt, 1955 YrBlt, 10-13-10;
Previous Sale: \$755,000, 05-23-02
- 44 Estates Drive, \$1,050,000, 4 Bdrms, 2764 SqFt, 1940 YrBlt, 10-5-10;
Previous Sale: \$1,100,000, 09-20-06
- 9 Gardiner Court, \$2,300,000, 5 Bdrms, 6963 SqFt, 2007 YrBlt, 10-1-10;
Previous Sale: \$875,000, 02-04-05
- 258 La Espiral, \$792,500, 5 Bdrms, 2098 SqFt, 1954 YrBlt, 10-15-10
- 273 La Espiral, \$700,000, 1 Bdrms, 1905 SqFt, 1968 YrBlt, 10-5-10;
Previous Sale: \$775,000, 01-31-08
- 12 Northwood Drive, \$930,000, 2 Bdrms, 1834 SqFt, 1950 YrBlt, 10-1-10;
Previous Sale: \$375,000, 12-08-94
- 154 Ravenhill Road, \$692,000, 2 Bdrms, 2546 SqFt, 1982 YrBlt, 10-6-10;
Previous Sale: \$305,000, 10-03-83
- 15 Sleepy Hollow Lane, \$850,000, 3 Bdrms, 1741 SqFt, 1954 YrBlt, 10-15-10;
Previous Sale: \$850,000, 05-27-04
- 33 Sleepy Hollow Lane, \$761,000, 4 Bdrms, 3354 SqFt, 1948 YrBlt, 10-8-10;
Previous Sale: \$475,000, 05-04-89
- 75 Van Tassel Lane, \$1,600,000, 4 Bdrms, 3321 SqFt, 1954 YrBlt, 10-15-10;
Previous Sale: \$1,185,000, 10-17-01
- 7 Whitehall Drive, \$799,000, 3 Bdrms, 1630 SqFt, 1960 YrBlt, 10-7-10;
Previous Sale: \$155,000, 04-22-80
- 4 Wood Acres Court, \$1,494,000, 4 Bdrms, 3754 SqFt, 1988 YrBlt, 10-14-10;
Previous Sale: \$840,000, 04-04-94

Lamorinda Foreclosures recorded

LAFAYETTE

- 3357 South Lucille Lane, 94549, Rfc 1 Limited, 10-06-10, \$343,900, 1671 sf, 3 bd

ORINDA

- 67 Brookwood Road #18, 94563, HomeSales, 09-30-10, \$276,401, 764 sf, 1 bd



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Are you ready to hear what it will take to succeed? Call The Olsen Team today.



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Paseo de Moraga



83 Marie Place
Camino Woods



3 Camelford Court
Moraga



121 Via Joaquin
Paseo de Moraga



748 Country Club Dr,
Moraga Country Club



10 Sea Pines
Moraga Country Club



109 Cypress Point Way
Moraga Country Club



75 Shuey Drive
Camino Woods



238 Paseo Bernal
Paseo de Moraga



942 Raintree Place
Lafayette



75 California Ave.
Wagner Ranch



127 Cypress Point Way
Moraga Country Club



28 Via Barcelona
Moraga



96 Shuey Drive
Camino Woods



198 Pioneer Avenue
Walnut Creek



549 Augusta Drive
Moraga Country Club



1804 St. Andrews
Moraga Country Club



3012 Woodside Mdw
Pleasant Hill

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Our focus is putting nice people into good homes that make sense.



1178 Glen Road, Laf
Happy Valley Glen



1519 Encanto Pl
Walnut Creek



503 Silverado Drive
Burton Valley



51 Sanders Ranch Road
Sanders Ranch



12 Monterey Terrace
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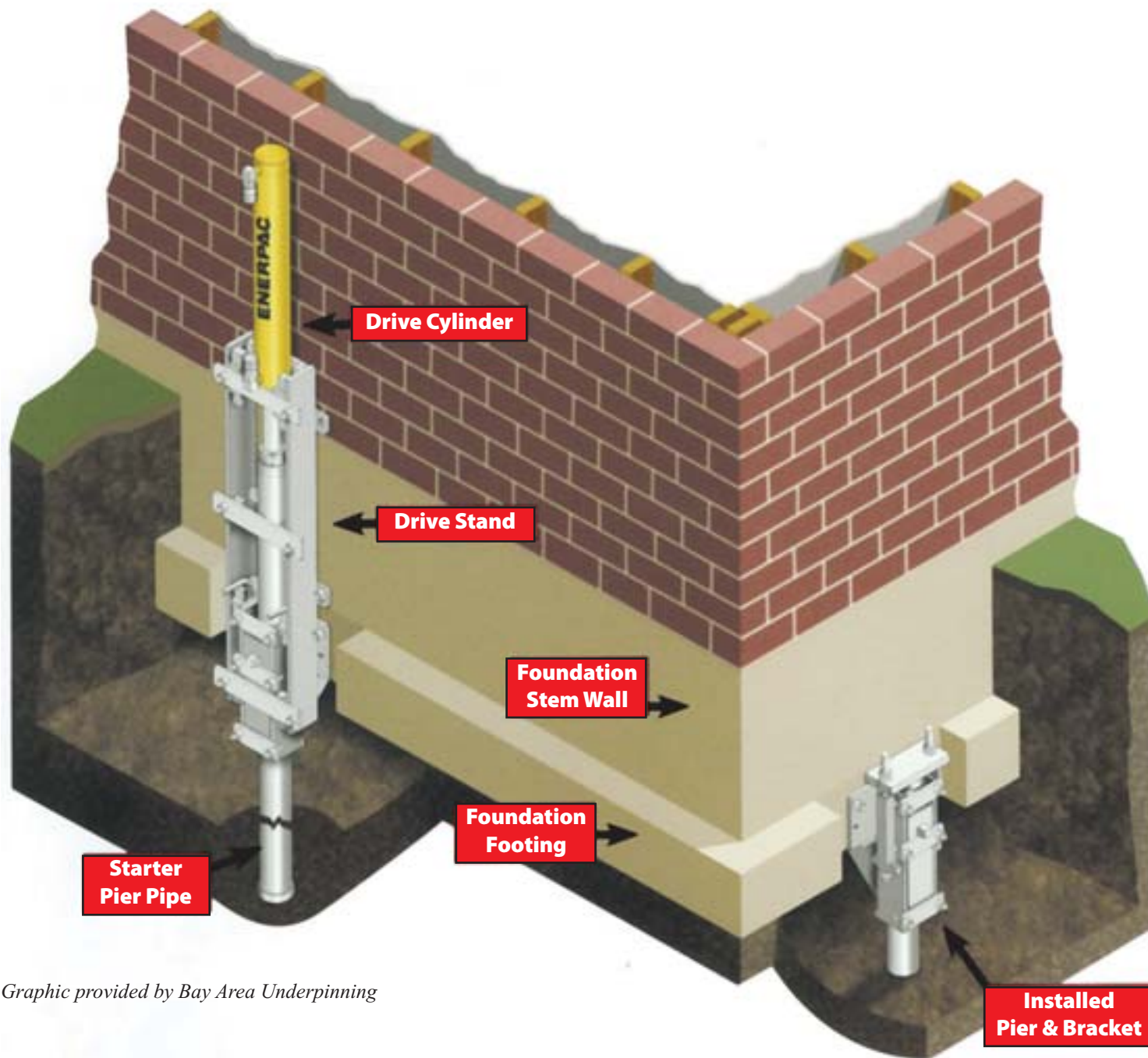
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Does Tilt Come with the Territory?

... continued from page OH1



Graphic provided by Bay Area Underpinning

DeLange says that the main reason they agreed to share their story is the leave-well-enough-alone attitude they encountered. “Plus, we’ve had such a good experience, we wanted others to know. We’ve been totally comfortable having them work here because they are respectful and really responsive to our questions and concerns.”

Most homeowners worry about the impact a construction project will have on the family. DeLange says the digging and sinking of piers took about two weeks and the actual leveling, two days. Righting the house only took more than one day because Egloff and his crew paused often, checking all through the house and taking measurements during the procedure.

The DeLange family was able to stay in the house the entire time. “One night, my husband took the boys out and had our usual family night outside, talking about the project,” Pam says, explaining the easy way the undertaking meshed with her family’s life.

Experience makes Egloff nonchalant about his work. “What happens in the Lamorinda area, is they (home builders) cut into the hill, take the fill, and move it to the front of the property. So it’s non-compacted soil. The house just settles in the front,” he says. “And drainage adds to the problem. When you get both things, like what we had here, it means a

pretty severe settlement.”

Egloff says the construction techniques of the 1940’s to the 1960’s weren’t suitable for hillsides. Signs of failure in a foundation’s integrity are cracks around windows and doors, doors that stick, and uneven floors. “It’s easier to do the work sooner, when you first see the problem, than later, when it’s horrible and there are a lot of other problems,” he says.

Egloff describes the first part of the process for leveling a home with a short, rapid list: “The building department engineers create a layout, we dig small, 2-3’ holes every 6 feet along the foundation, we mount the brackets, and drive the piers.” He slows down long enough to emphasize that each pier is individually load tested, then says, “We start lifting, and when you are level, we get a city inspection.”

Occasionally, there’s interior leveling with screw jacks, an adjustable metal jack supporting most homes. The final stages involve backfilling the holes and completing any landscaping or deck repair included in the job.

The DeLange home required 25 piers, each bearing 12,000 lbs and driven to support the load in a 2 to 1 ratio. “We over-engineer it,” Egloff says. “The company I worked



Installed pier pipe



Lift set up



Photo Andy Scheck



Measuring the progress

Photo Doug Kohen



Photo Doug Kohen

for before has been doing steel pier underpinning since 1975, and we've never had to go back and readjust a home."

Steel piers are not the answer for every home, and Egloff carefully describes another kind of underpinning, using drilled piers. Drilled piers are best for situations where there is lateral movement and the structure is on an extremely steep hill. With this technique, the portable equipment, use of concrete, and extensive soil hauling mean the cost is dramatically higher than with steel piers. It is also more invasive, requiring enough room to get large equipment in and out, according to Egloff.

Fortunately, for the DeLanges, their home is now level and the project, started just over 3 weeks ago, is nearly complete. Their house is right, and will remain so, for at least another 60 years.

Bay Area Underpinning specializes in lifting, leveling, and stabilizing building foundations.
 Owner Steve Egloff
 Phone: (707) 310-0602

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Village Associates is pleased to announce that Linda Ehrich has joined our firm. A successful Realtor since 2002, Linda brings a wealth of experience to our team. As a Lamorinda resident for more than forty years, Linda has strong roots in the community. She raised her family in Lafayette and has been a committed volunteer in the Lamorinda area. If you, or someone you know, are thinking of buying or selling a home in the East Bay, you can count on Linda Ehrich's knowledge, experience and commitment to achieve your real estate goals.



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Tearing Down the Old Country Club House

By Sophie Braccini



Excavator takes the first bite of the club house roof

Photo Doug Kohen

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Old concrete will be recycled and reused at the site

Photo Doug Kohen

Like a T-Rex tearing at the flesh of its prey, the giant jaw of the excavator grabbed and tore out chunks of the Moraga Country Club House, slowly but surely devouring the whole building. On November 4, demolition of the structure started at 9:00 a.m. sharp and continued on, unabated, for three days. Sitting in his Caterpillar 330C, Stephen Blackmon, from Carone and Company, maneuvered the powerful hydraulic excavator with the delicate touch of an expert. The leveled ground is now ready for the erection of the new Club that was approved by the Town of Moraga and financed by the Club's members. The work is expected to be complete in 10-11 months.

"We've been preparing for this for over a month," said Frank Melon, General Manager and Chief Operating Officer of the Moraga Country Club, "we had to remove all of the hazardous material, divert electrical power, water supply and sewer and identify everything that could be recycled." Russ Kain is the Senior Superintendent from Overaa Construction, the general contractor for the project. "We got the demolition permit from the Contra Costa County Building Department and the recycling plan for the Town of Moraga," said Kain.

Blackmon took his time to avoid collateral damage. The site was constantly hosed down so no dust was projected into the air. Tennis players in the nearby courts played, undisturbed. Nonetheless the noise level was significant and each time the excavator knocked out a big piece of the building, the ground shook.

"This is so exciting," says Kathe Foster, the Assistant General Manager who's been working at the Club for 20 years. The mix of sheer power and precision was impressive. The truck driver alternatively used the machine to either demolish a part of the building, or delicately pick up a recyclable beam as if it were a matchstick, or pound debris that will be hauled away to Keller Canyon Landfill in Pittsburg for further recycling. Some of the material, such as concrete and asphalt, will be recycled on site during the construction of the new building.

The Lamorinda weekly has more photos and a video online. Interested kids of all ages can check it out at www.lamorindaweekly.com/mcc.html.

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41 Vista Del Mar

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Offered at \$1,279,000

ORINDA



New Price

136 Manzanita Drive

Quality newly blt custom 4bd/3.5ba on lovely 1.27 ac w/lvl grassy yd. Exquisitely crafted with Santa Barbara style, 4000 sf of comfortable living & incredible design.

Offered at \$2,150,000

ORINDA



291 Sundown Terrace

Impeccably updated contemporary 4bd/4.5ba on lovely landscaped .96 ac lot, 4396 sf open floor plan, spacious master suite, 2 family rms, 75' lap pool & spa.

Offered at \$2,350,000

MORAGA



Back on Market

1365B Camino Peral

Comfortable 2bd/2ba, 1281 sf w/fireplace, washer/dryer, deck & 2 dedicated parking spaces. Near shopping, park, library and trails. Best schools!

Offered at \$299,000

MORAGA



1746 St. Andrews Drive

Beaut remodeled lvl 3bd/2ba townhome w/high ceilings, flplc, attached garage & EZ indoor/outdoor living. Pvt yd includes waterfall, patio & lawn.

Offered at \$699,000

MORAGA



24 La Salle Drive

Fabulous 1/2 acre pvt paradise with views, lawn, sparkling pool. Spacious 4+ bd rancher, renovated kit, 2 fireplaces, storage galore. Idyllic close-in loc nr Orinda border.

Offered at \$865,000

MORAGA



20 Greenfield Drive

Spacious home w/2 bonus rms + fam rm. Lg bonus rm great for 5th bdrm, media, ofc, study. Two fireplaces, pvt lvl yd. Nw paint, carpet, updated kitchen. Walk to elementary.

Offered at \$899,000

MORAGA



New Price

160 Valley Hill Drive

Fabulously remodeled 4bd/4ba ranch home on over 5 acres just minutes from town. 3-stall barn, pastures and pool. Shown by appointment only...call today!

Offered at \$1,350,000

LAFAYETTE



New Listing

3170 Plymouth Road

Storybook charm. Beautifully remodeled 3bd/2ba with tasteful upgrades & stylish touches thruout. Hdwd flrs & crown moldings. Gorgeous kit, newly remodeled baths.

Offered at \$849,000

LAFAYETTE



New Listing

1021 Walnut Avenue

Delightful downtown charmer. Complete 2007 remodel. Fabulous lovely 3bd/2ba w/hdwd flrs, crown moldings, gourmet kitchen & much more. Come and see!

Offered at \$849,000

LAFAYETTE



1176 Glen Road

Happy Valley Glen. Charming 4bd home w/two office spaces, many new updates. Beaut hdwd flrs, French doors to yard & pool. Close to town, Bart, grt Laf schools.

Offered at \$1,195,000

LAFAYETTE



New Listing

3919 So. Peardale Drive

Fabulous sgl lvl updated hm. Tons of natural light, hdwd flrs, vaulted ceilings, LR w/custom fireplace + sep alcove. Marvelous great rm, kit w/wine bar, sep pantry & more.

Offered at \$1,335,000

LAFAYETTE



3819 Palo Alto Drive

Price reduced on this wonderful Happy Valley home. Beaut maintained & appointed. Newer kitchen w/lg eating area & fam rm. Ideal in-law set up. Walk to school.

Offered at \$1,679,000

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