

# CASE STUDY

Carrollton

Carrollton, TX



**Situation:** in the early 1980's a group of apartments was constructed in Carrollton, Texas with all the earmarks of a great investment property for the developer. Once completed, the apartments proved to be just that: not only from revenue generated by occupancy but by exceptional gains in equity caused by the booming real estate market in the Dallas – Fort Worth metropolis. Amidst all of the positive return being realized, however, concerns began to surface, quite literally. Sheetrock cracks, sticking doors, windows that didn't work and uneven floors indicated that something was terribly amiss.



**Solution:** Concerned for the safety of their tenants as well as with protecting their investment, the apartment owners experimented with several foundation repair contractors, trying to remedy the problems they were experiencing. These contractors used a variety of different repair methods utilizing concrete. The problem with using concrete as a repair method in this type of scenario, however, is that you typically cannot get beyond the active zones in the soil and the downward pull of negative skin friction on the concrete piers, so they are not able to resist the soil's activity. With an overwhelming need to find a solution to their problem, apartment owners set out to find a company with a history of success in dealing with this type of soil condition. Ram Jack® of Texas was contacted and inquiries were made into their history and experience with this scenario. With its proven track record for repairing structures in and along the Eagle Ford Formation and their roots in the formation of an international network of Ram Jack foundation contractors extending from Canada to Costa Rica and all points in between, Ram Jack of Texas was contracted to repair the structure. Ram Jack's history began in 1968 with the formation of its parent company, Gregory Enterprises, and now includes fourth generation employees.



**Conclusion:** The Ram Jack piers are constructed of high carbon custom manufactured steel. Ram Jack adheres to the strictest guidelines in its manufacturing process. Many of Ram Jack's products carry ICC-ES approval; this ensures code compliance for engineers and municipalities across the country. The use of steel as a piercing material allows for easy installation with minimal disruption to the property and landscaping, and eliminates the likelihood of pier failure caused by friction with the soil. Ram Jack's industry leading warranty program and overall reputation as a reliable company created a happy ending for the apartment owners, who were certain they were facing huge liabilities and losses with the Carrollton complex. Call today and put Ram Jack's industry-leading and technology and service to work for YOU and YOUR CLIENTS!

**STRENGTH AND STABILITY**

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