

TITLE: RETAINING WALL

VERSION: VI.3

DATE PUBLISHED: 7/31/20

DEFINITION: A vertical structure that retains soil or rock at various grades.

PURPOSE: To prevent erosion on sloped land or to add usable space.

NAME VARIANTS: None

COMMON MATERIALS: Wood; Stone; Concrete; Rebar

COMMON COMPONENTS: Post; Railing; Block

LOCATION:

<input type="checkbox"/>	Unit	None
<input type="checkbox"/>	Inside	None
<input checked="" type="checkbox"/>	Outside	Property grounds

MORE INFORMATION: For the purpose of this inspection, a “Retaining Wall” is only classified as such if it is at least 24 inches tall and does not include decorative planters or foundation wall.

DEFICIENCY 1: Retaining wall is leaning away from the fill side

LOCATION: Outside

DEFICIENCY 2: Retaining wall is partially or completely collapsed

LOCATION: Outside

DEFICIENCY I — OUTSIDE: RETAINING WALL IS LEANING AWAY FROM THE FILL SIDE

DEFICIENCY CRITERIA: Retaining wall is leaning away from the fill side.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If retaining wall is leaning away from the fill side, then resident may be at risk of injury due to potential wall collapse.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If retaining wall is leaning away from the fill side, then it will likely be identified during routine maintenance activities and the presence of this defect may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look at the retaining wall while standing parallel to determine if the wall is standing upright.
 - Verify wall is not more than 90 degrees from the base of the slope.

REQUEST FOR HELP: - None

ACTION: - Measure retaining wall to verify height is 24 inches or greater.
 - If not 24 inches, then not subject to inspection.

More Information: - If the retaining wall is leaning (sloped) towards the fill side, do not cite deficiency.
 - If present, inspect guardrail under the guardrail standard.

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY 2 — OUTSIDE: RETAINING WALL IS PARTIALLY OR COMPLETELY COLLAPSED

DEFICIENCY CRITERIA: Retaining wall is partially or completely collapsed.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If retaining wall has collapsed, then resident may be exposed to potential hazards.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If retaining wall has collapsed, then it will likely be identified during routine maintenance activities and the presence of this defect may indicate that self-generated work orders are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If retaining wall has collapsed, then this could be substantial cost to correct.

INSPECTION PROCESS:

OBSERVATION: - Look at the entire retaining wall for signs of collapse.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

TITLE: RETAINING WALL

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FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Outside	VI.3	2020-07-31
Title	Added inspectable locations		
Health and Safety Determination	Revised to “Standard” determination; added standardized description		
Correction Timeframe	Field added; response input as “Within 30 days”		
HCV — Correction Timeframe	Field added; response input as “Within 30 days”		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Deficiency 2	Separated by inspectable locations — Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as “Within 30 days”		
HCV — Correction Timeframe	Field added; response input as “Within 30 days”		
Rationale	Revised rationale, types, and explanations; added standardized codes and descriptions		
Tools or Equipment	Field added to deficiency; response revised		



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