

TITLE: RETAINING WALL

VERSION: V2.1

DATE PUBLISHED: 4/2/21

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** The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If a retaining wall is leaning away from the fill side, then the 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 a retaining wall is leaning away from the fill side, then it will likely be identified during routine maintenance activities and the presence of this deficiency 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 the wall is not more than 90 degrees from the base of the slope.

REQUEST FOR HELP: - None

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

More Information: - If the retaining wall is leaning (sloped) toward the fill side, do not cite a deficiency.
 - If present, inspect the 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** The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If a retaining wall is partially or completely collapsed, then the 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 a retaining wall is partially or completely collapsed, then it will likely be identified during routine maintenance activities and the presence of this deficiency 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 a retaining wall is partially or completely collapsed, then this could be a 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
VERSION: V2.1
DATE PUBLISHED: 4/2/21

FIELD	CHANGE	VERSION	DATE
----	Copyedits	V2.1	2021-04-02
Deficiency 1		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Deficiency 2		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Overall Formatting	Complete rework of document format and layout	V1.3	2020-07-31
Definition	Revised definition	V1.3	2020-07-31
Purpose	Field added	V1.3	2020-07-31
Common Components	Revised common components	V1.3	2020-07-31
More Information	Field added	V1.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Outside	V1.3	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	V1.3	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