

Retaining Walls

Definition: A vertical structure that retains soil or rock at various grades, typically to prevent erosion and add aesthetic appeal.

Please Note: For 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

Name none

Variants:

Most wood, stone, concrete, rebar

Common

Materials:

Most posts, railing, siding

Common

Components:

Location & Inspection of Retaining Walls

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Understanding of item's components
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Tools for Location & Inspection	Useful:	none
	Required:	length measuring device

Common Locations:	outside:	Property grounds
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How to Locate:	Visual Observation:	Look outside buildings and areas where the ground is graded.
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Possible Deficiencies:	Deficiency 1:	Retaining wall is leaning away from the fill side.
	Deficiency 2:	Retaining wall has partially or completely collapsed.

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

Rationale: Maintenance: Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.

Health and Safety: N/A: This is a non-health and safety issue and should be corrected, remedied, or abated in accordance to the POA's established maintenance plans and/or program requirements.

How to Inspect: Action: Measure to ensure that the height of the retaining wall is greater than 24 inches.

Visual Observation: Look at the retaining wall while standing parallel to it and see if the wall is standing upright.

Please Note: **If it is leaning (sloped) towards the fill side, do not cite deficiency. If there is a guardrail present, inspect as a separate item.**

Record deficiency if: retaining wall is leaning away from the fill side.

Deficiency 2: Retaining wall has partially or completely collapsed

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Creates a potential trip hazard which could cause injury.
	Cost:	Repair is significant enough to incur capital cost.

Health and Safety:	Standard:	This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.
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How to Inspect:	Visual Observation:	Look at the entire retaining wall for signs of collapse.
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Record deficiency if:	all or part of the retaining wall has collapsed.
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