

August 30, 2021

Report Number C19621-1

Raymond Tavenner
250 Ledbetter Lane
Franklin, NC 28734

***Re: Retaining Wall Assessment
250 Ledbetter Lane
Franklin, NC***

Dear Mr. Tavenner:

I have visited the above referenced residence and have inspected the retaining wall constructed on the northwest side of the home. Below are my observations, conclusions and recommendations.

I was told by you that the wall was newly constructed to aid in the slope failure repair. It was my understanding that poor drainage uphill of your home caused surface water to overflow ditches and culverts installed along and across Ledbetter Lane. No permit was obtained for the wall construction. An engineer was not consulted for an engineered wall design. The wall is approximately 5' tall and retains a nearly 1:1 slope (100% grade). The wall is constructed of precast 2'x2'x6' dry stack concrete blocks. The wall is leaning several inches out of plumb. No gravel footing was observed. No geogrid soil/wall reinforcement was observed. No wall drainage was observed. The wall is improperly constructed and failing it is at risk of collapse. See Photos 1-3 of the retaining wall.



Photo 1

CDH
8/30/21



Photo 2

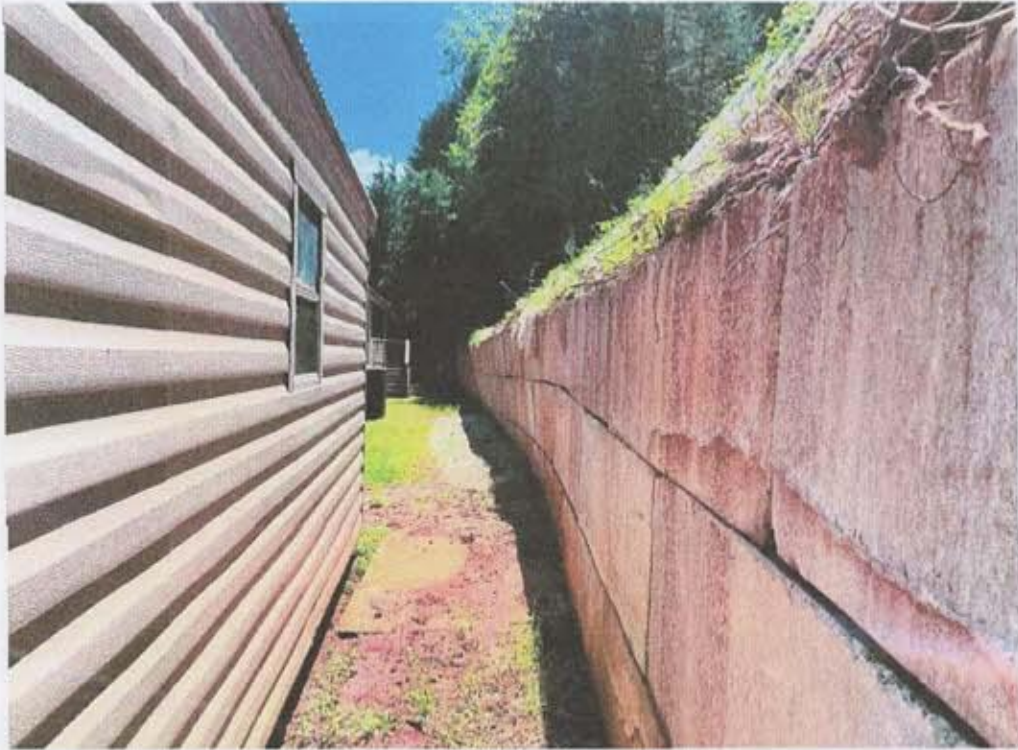


Photo 3

Cb14
8/30/20

A new properly engineered and permitted retaining wall should be constructed. The wall should be of sufficient height to allow for a maximum of a 2.5:1 slope (40% grade) *behind and above the wall*. The *design of the retaining wall, slope, and erosion control measures* are beyond the scope of this report.

This assessment was limited to a general, visual examination of the above referenced areas. No materials were removed to facilitate the examination of concealed areas. A more time consuming, detailed examination and analysis of the structure and the site may reveal additional problems which need to be corrected.

They are no implied or express warranties regarding the scope or thoroughness of this investigation, nor any regarding the quantity and cost of work required to remedy any conditions noted above.

The opportunity of providing this assessment is most appreciated. Please let us know if you have any questions.

Sincerely,



Christopher D. Hanners, P.E.
NC License Number: 032041