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In particular, homeowners with property in the vicinity of the area described in the document should not rely on the document to evaluate any risk of damage to their property, but should retain the services of their own independent consultants.



Budinger & Associates

Daily Field Report

PROJECT NO.

S17206-1

PAGE NO. 1

DAILY FIELD REPORT
NO.

S17206-1

DATE

March 24, 2017

PROJECT I.D.

North Wandermere Estates
Lane

LOCATION OR ADDRESS

13811 N. Wandermere Estates Lane, Spokane,
WA

DAY OF THE WEEK

Friday

PREVIOUS REPORT

WEATHER

Cool, Overcast

CLIENT

Webb Properties, Inc.

PROJECT PROFESSIONAL

Bill Clevenger (BC)

CLIENT REPRESENTATIVE

Eric Lundin (EL)

SUPERVISOR

John Finnegan

PERSONNEL ON SITE

BC, EL, Dan Berger (resident)

EQUIPMENT ON SITE

None

NOTES

I visited the site at the request of Eric Lundin (Web Properties). The purpose of this site visit was to observe conditions of a slope located west and below the referenced residence. Portions of this slope are supported by two CMU (Concrete Masonry Unit) retaining walls located at different elevations. I took photos of the slope and around the two residences at the top. One photo, shown below, depicts the head scarp. In addition to the referenced address, a residence to the south at 13803 N. Wandermere Estates Lane became a subject of this visit.



Dan Berger indicated that there has been movement of the north end of the lower retaining wall. Specifically, he stated that a portion of that wall has dropped relative to the remaining wall. He identified an apparent gap in the wall at the location where the wall appears to slant downward toward the north. On closer observation, I was unable to determine if the wall had dropped or if it had dropped recently or sometime in the past. However, the very north end (about 6 to 8 feet) appeared to have been damaged by a large fallen rock. Along the top of the wall, a few of the CMU blocks were uneven indicating some possible small displacement. John Finnegan from our office indicated that results of previous subsurface explorations may be available in the area of the site.

The upper retaining wall appeared straight and even. I didn't observe wall tilting or deflection. The slope surface above and below the retaining wall is covered predominately with large angular rocks in random fashion. Movement would be difficult to ascertain. However, numerous young tree saplings were growing straight upward from the surface. This would indicate that no recent slope movement has occurred in those areas.

Significant damage to the residence at 13811 North Wandermere Estates Lane has occurred. The west side of the house has dropped down as indicated by large cracks in the foundation walls and basement floors. The floors have separated from the walls enough to see daylight between them. A large crack in the floor at the south side of the house was about two feet deep in portions. The house has been red tagged by the County as "Unsafe to Occupy."

A scarp was present extending from the basement fracture southwest across the backyard of the residence to the south. It continued just beyond the supports for that residence's back deck, terminating at the top of the rock wall west of the building. There was no apparent damage to the foundation walls of that house. However, because the scarp indications are consistent with the damage to the northerly residence, our opinion is that the house should be red tagged until it can be determined that it is safe to occupy.

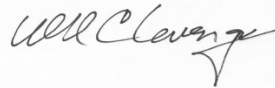
It is likely that recent snow melting and rainfall have contributed to the conditions at this location. At this time, rainfall is expected over the next several days. We recommend that further geotechnical exploration and evaluation be conducted as soon as practical to identify the area of concern and determine potential solutions.

☐ THIS DFR IS PRELIMINARY

A preliminary report is provided solely as evidence that field observation was performed. Observations and/or conclusions and/or recommendations conveyed in the final report may vary from and shall take precedence over those indicated in a preliminary report.

FIELD REPRESENTATIVE

DATE



March 26, 2017

☒ THIS DFR IS FINAL

A final report is an instrument of professional service. Any conclusions drawn from this report should be discussed with and evaluated by the professional involved.