

VIA EMAIL (Karli@accuinc.com)

Karli Phifer (c/o ACCU, Inc.)

Re: **Letter of Findings**

Office Name: Star Point Condominiums
Address: 8701 South Huron Street
Thornton, Colorado 80260

Dear Ms. Phifer:

At your request, Knott Laboratory, LLC (Knott) completed a preliminary inspection of Star Point Condominiums (community) on June 04, 2024, regarding the timber retaining wall at 8701 South Huron Street, Thornton, Colorado 80260. The purpose of this site assessment was to observe the existing conditions and evaluate the timber retaining walls that hold back the hillside from the parking lot. This letter serves as a summary of preliminary findings and provides conceptual repair/maintenance recommendations.

Knott's Brian Ice, E.I.T and Mika LaDoux, P.E. conducted an onsite inspection to identify failed components of the timber retaining wall. Knott had access to the face for the entire length of the retaining walls during its site visit.

During the site inspection, Knott observed the exterior conditions of the timber retaining walls which revealed the following:

- Decayed timber throughout the retaining wall
- Local wood members failing due to splitting and decay
- Failed sections of retaining wall

Due to the extensive decay, lean, and failed members, Knott's opinion is that the various timber retaining walls have failed and/or have reached the end of their service life. The existing retaining walls will likely fail in the near future and should be replaced as soon as possible to prevent any damage to the surrounding structures and for life safety of the public. See the enclosed photographs below that demonstrate the conditions observed.

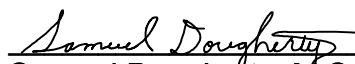
Based on these preliminary findings, Knott's conceptual repair/maintenance recommendations are as follows:

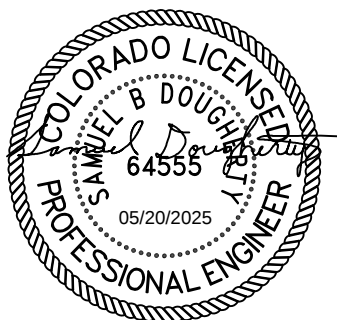
- Client to hire a contractor to demolish and replace all timber retaining walls at the subject address. Knott recommends that the walls be replaced with masonry or concrete retaining walls with adequate drainage. The walls should be designed by a licensed professional engineer.

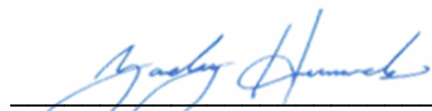
This letter is limited to only relay preliminary findings and conceptual recommendations. **This letter is not to be used as a legal document and does not contain final engineering opinions.** Knott is happy to provide a proposal of additional cost to develop a detailed engineering report of findings and/or to prepare construction plans as needed to implement any necessary repairs.

Please let me know if you have any questions or concerns and thank you for the opportunity to help with these issues.

Sincerely,


Samuel Dougherty, M.S., P.E.
Project Manager




Zachary R. Henrichs, M.S., P.E.
Director of Civil Engineering
Peer Reviewer

Enclosed: Exemplar Photographs



