



SEAlimited.com

September 12, 2023

River East at Grandview Condominium Association  
c/o Robert Ferguson  
Timothy J. Dygert, Jr.  
Ferguson, Schetelich & Ballew, P.A.  
100 South Charles Street  
Suite 1401  
Baltimore, MD 21201-2725.

795 Cromwell Park Drive, Suite N  
Glen Burnie, MD 21061  
(410) 766-2390

**Re: Imminent Collapse Potential Hazard**  
**Location:** 1262 Talbert Street, SE  
Washington, D.C. 20020  
**S-E-A Matter No.: 06.131724**

Dear Mr. Ferguson and Mr. Dygert,

SEA, Ltd (S-E-A) was at the subject location to observe reported damage to the building and modular block retaining wall. Our evaluation of this matter has been ongoing. S-E-A observed movements of the modular block retaining wall and buildings that was sufficient to cause damage to those structures. Our ongoing evaluation has led to concerns regarding the stability and integrity of these structures. S-E-A believes there is an imminent collapse potential of these structures. That collapse may present a risk to downslope properties and the general public. S-E-A notes that downslope there is a sidewalk, roadway (Morris Road SE), and multiple structures.

As licensed professional engineers in the District of Columbia, we are obligated to inform you that we believe there is a life and safety hazard given the potential for imminent collapse of the structures. We are aware that on August 16, 2021 the Falcon Group issued an evacuation of the residents of the building at the subject location. However, based on our observations, residents continue to access their units. Accordingly, access to the subject building should be restricted. It is S-E-A's understanding that the contents of the August 16, 2021 report issued by the Falcon Group was not published to the downslope properties and/or regulatory agencies. Additionally, S-E-A has not observed additional and/or sufficient stabilization efforts to stabilize these structures, therefore S-E-A recommends that the entities responsible for the downslope structures evaluate and respond to the potential risks to their infrastructure and/or properties.

By copy of this letter, we are informing the DC Department of Buildings (DOB) of the imminent collapse potential of these structures. Although the DOB is likely to be involved, we recommend that you inform the various condominium owners, as well as the property owner(s) and/or agency(s) in control of the downslope properties of these issues.

Skarda 001025

Mr. Howard Helland  
September 12, 2023



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DocuSigned by:

*Nicholas Wijtenburg*

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Nicholas Wijtenburg, P.E.  
Senior Civil/Structural Engineer  
District of Columbia  
License Number: 906841

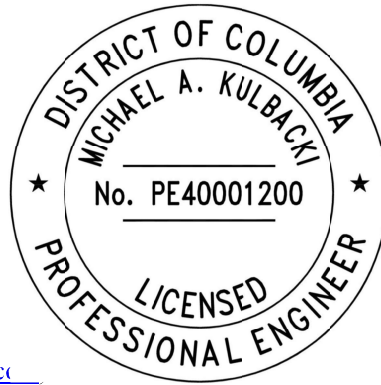


DocuSigned by:

*Michael Kulbacki*

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Michael Kulbacki, P.E.  
Civil/Geotechnical Engineer  
District of Columbia  
License Number: 40001200



cc: Robert Ferguson, Esquire ([rferguson@fsb-law.com](mailto:rferguson@fsb-law.com))  
Timothy J. Dygert, Jr., Esquire ([tdygert@fsb-law.com](mailto:tdygert@fsb-law.com))  
DC Department of Buildings by way of their website (<https://dob.dc.gov/>)  
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