

# 2012 Property Assessment Property Exterior & Grounds

Unitarian Society of Germantown  
Building & Grounds Committee  
June 13, 2012

# Big issues

- Significant Masonry issues:
  - Chimneys need repointing and new top caps
  - Courtyard walk/wall is leaning and was repaired a few years ago. We need to attend to sealing out water and monitoring for the any continuing degradation.
- AYL needs to be repainted.
- Windows are in serious need of scraping, priming, repaint
- Critical roof sealing and gutter improvement should be done.
- Trees – A large tree fell in July and it's canopy caused minor damage to a neighbor's property. An arborist is assessing our trees and possible actions.

# Austin Youth Lodge

- Due for exterior paint
- Mortar Pointing needed
- Soil needs to slope away from building
- Rain barrel useless in current location
- Window broken on furnace room door
- Gutter over flat roof needs repair.



# Yard / Property

- Spit Rail fence along driveway needs repairs
- Patch potholes
- Planting around Sullivan drain to hold soil
- Fence needed at Sullivan side (done)
- Investigate new trees (done)
- Downspout drain away from Daskam
- One dead tree needs attention



# Masonry

- Repair kitchen stairs
- Re-point and new caps for 2 chimneys
- Track for any movement of masonry at courtyard wall. Seal surrounding area to avoid water entry.
- Multiple locations – caulk gaps in masonry
- Multiple locations repair wall areas



# Windows & Doors

- Kitchen door – replace
- Storm window broken – Sullivan
- Front doors don't work – stuck
- Caulk windows
- New windows – frames need prime & paint
- Existing windows need strip & repaint
- Install new window – Sullivan (Jude's office)



# Roof & Gutters

- Implement Gutter Solution above Daskam/Committee Rooms
- Downspout at Daskam away from building
- Routine sealing of roof areas
- Sanctuary gutter needs repair
- Sanctuary loft “window” needs rebuild
- Repair roof over dining room culvert



# Miscellaneous

- Fix gfi on lamp post
- New light in courtyard
- Refurbish sign
- Unclog drain in courtyard
- Clear culverts (esp. at Daskam & Committee room windows)
- Rebuild accessibility ramp to assembly room
- Rehang “Love” banner

