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









- 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)









Windows & Doors

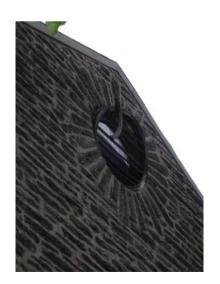
- Implement Gutter Solution above Daskam/Committee Rooms
- Downspout at Daskam away from building
- Routine sealing of roof areas
- Sanctuary gutter needs repair
- Sanctuary loft "window" needs rebuild
- Repair roof over dining room culvert











- 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









