



**CLEVELAND
RESTORATION
SOCIETY**

HOME MAINTENANCE EVALUATION

Owning a home may not seem to be a daunting task until it's time to plan for repairs on your "humble abode." Starting from the top of the structure and working down, the following is an exterior checklist that can be used to diagnose and address potential home repair issues.

ROOF

- ❑ Shingles & Flat Roofs: Check for areas of loose, damaged, deteriorating or missing roof covering.
- ❑ Flashing: Ensure that valley, ridge and chimney flashing is secure and free from damage and deterioration.
- ❑ Chimney: Look to see if bricks, coping, and mortar joints appear to be loose or are damaged and/or missing; have a professional check your flue(s) and fire box(es)
- ❑ Gutters & Downspouts: Check for proper connections – gutters to fascia/gutter boards; downspouts to underside of gutters, elbows, walls, and inside of crocks (don't forget to check the condition of your crocks too!); ensure that seams are sealed and rivets are tight; look for dents and damage that would inhibit water flow.

CLADDING

- ❑ Masonry: Check bricks and stone for face damage and ensure that all are in place; mortar joints and caulking – how and what are they filled with, any missing areas; Look for large cracks and areas of spalling in stucco.
- ❑ Shingles, Clapboards, Half-Timbering & Trim: Check for loose, cracked, rotted or missing wood and caulking, corner boards, and trim; damage from blast-stripping; paint condition – blistering, chipping, and cracking; historically appropriate colors and color schemes.
- ❑ Shutters: if they aren't long and wide enough to cover the window, or if there isn't enough space between windows – they shouldn't be there; those of appropriate size and style should be hung on the inside edge of the window trim.

WINDOWS

- ❑ **Glass & Glazing:** Look for cracked, broken, ill-fitting or missing panes. Check to see if the glazing on both the interior and exterior is in tact.
- ❑ **Sashes & Sills:** Check to ensure that sill is properly attached and sashes are plumb; look at sills for overly-dry, rotting, or splitting wood.
- ❑ **Operability:** Are your parting stops or jamb liners loose and/or missing? Too many layers of paint? Sash weights off balance or missing? These are the most common reasons for poor window performance.

PORCHES

- ❑ **Floor & Ceiling:** Look for broken, deteriorating or missing members; check for sagging and boards that have come loose from their joists or decking; inspect condition of paint or stain.
- ❑ **Columns:** Look for broken, deteriorating, loose, or missing members that may require a simple re-nailing or replication and replacement.
- ❑ **Railings:** wood - ensure that all members are tightly fitting, securely nailed, and substrate is in good condition; iron – look for areas of missing paint, soft metal or separation of soldered elements; check to ensure that unit is securely attached and nails or screws have not rusted beyond usefulness.
- ❑ **Steps:** masonry – check foundation, risers, treads, wingwalls, and coping to ensure all members are in place, in good condition, and level, and that mortar joints are properly filled; wood – check foundation, risers, treads, stringers, and lattice to ensure that all are tightly fitting, securely nailed, and substrate is in good condition; all types of units should be securely attached to the house, as well.

FOUNDATION

- ❑ **Masonry:** Check for loose, damaged or missing bricks or stones, deteriorating mortar joints, and bowing of walls; openings for coal chutes, windows, electrical service, etc. should be properly sealed and weathertight.
- ❑ **Window Wells:** Check for loose, deteriorating, or missing bricks, coping, and mortar joints; ensure that walls are not bowing and that drains are clear and clog-free.

DRIVEWAY & SIDEWALKS

- ❑ **Pavement:** Check length, depth and source of cracks and spalling for sandstone and concrete, and depressions in asphalt to determine if replacement is necessary (1”depth, ¼” width, or 50% of the surface is a good rule of thumb for replacement); make sure concrete and/or sandstone slabs are level and have not separated either vertically or horizontally more than one inch (1”); drive should be at least two inches (2”) below window wells. Don’t overlook the condition of your apron either!

- ❑ Drainage: Drives should be pitched 1/8" to 1/4" per foot away from the building to ensure correct flow of water run-off; check drain crock and cover for damage; ensure that entire catch basin system is tied into storm sewer and working.

GARAGE

- ❑ Roof: Look at all four sides for areas of loose, damaged, deteriorating or missing roof covering; check on top of flat roofs for covering condition and any sagging or pooling water.
- ❑ Cladding: masonry - check bricks and stone for face damage and ensure that all are in place; mortar joints and caulking – how and what are they filled with, any missing areas; shingles & clapboards - check for loose, cracked, rotted or missing wood and caulking, corner boards, and trim; damage from blast-stripping; paint condition – blistering, chipping, and cracking; historically appropriate colors and color schemes.
- ❑ Walls, Studs & Joists: All framing members should be plumb and free of damage, warping, deterioration, with lath and/or backing securely attached
- ❑ Floor: Make sure everything is level. Check length, depth and source of cracks and spalling to determine if replacement is necessary.

YARD

- ❑ Fence: Check to be sure that fencing material is securely attached to posts; posts are straight and set into a footer if necessary; what is the condition of paint or stain.
- ❑ Drainage: After a heavy rainfall, look for flooding in your and even your neighbors' yards.
- ❑ Plantings: A distance of at least one foot (1'-0") should be maintained from the house for shrubbery, three feet (3'-0") for trees; ivy, vines and other growth that can climb and root into building materials and/or harbor insects and rodents should be removed from all building structures.
- ❑ Electrical Service: Check fixtures and outlets for waterproof construction and proper connection; ensure that overhead wires are not sagging and are at proper clearance height.

MISC. THINGS TO REMEMBER

- ❑ Permits: Don't begin a project without them! Keep in mind - construction permits are issued only to the person(s) who is/are performing the work and capable of correcting violations with an inspector on site. Contractors must hold current and valid city registration and licensure before applying for a permit.

The Cleveland Restoration Society
3751 Prospect Avenue
Cleveland, Ohio 44115
(216) 426-1000
www.clevelandrestoration.org