

**Hillsmere Shores Improvement Association**  
**House Committee Report**  
**February 2018**

**Meeting Date:** Saturday, 17 February, 1200 - 1330 @ 119 Great Lake Drive

**Attendees:** Thomas L. Schwallenberg and Michael J. Waters

**Absent:** David M. Miles

**Background:** During the 25 January 2018 Hillsmere Shores Improvement Association Board of Directors meeting, President Mike Penn appointed Michael Waters to chair a committee to be responsible for maintenance, operation, upkeep, and improvements of 119 Great Lake Drive. The house is owned by the Association.

Tom Schwallenberg and David Miles volunteered to join the committee. The first meeting was held on Saturday, 17 February.

**New Business:**

**Initial House Inspection:**

The house is used for storage. It contains many items, with most not arranged in an orderly fashion.

Generally, the house is in good physical condition, but would benefit from having the following structural issues addressed in the next several months:

- Lack of roof ventilation.
- Rainwater percolating into basement from the Northeast corner.
- Slight foundation wall movement at Northwest corner.
- Inoperable water softener system

Minor maintenance issues are noted in the following inspection notes:

- 1) ROOFING / CHIMNEY / ROOF STRUCTURE AND ATTIC
  - a) Roof covering, asphalt shingles, no issues
  - b) Roof ventilation, Major issues
    - i) Comment: no apparent ventilation, without proper ventilation attic has overheated (detrimental to shingles and structure material) and mold growth has occurred due to condensation. PROPER VENTILATION IS REQUIRED! Suggest installing ridge vent
  - c) Gutters and down spouts, no issues
  - d) Fascia and soffit, no issues
  - e) Chimney, no issues
  - f) Roof structure is of the truss system, see item b) above
  - g) Attic has 3 inches of insulation
- 2) EXTERIOR
  - a) North-facing, foundation wall, at the Western end, appears to have moved slightly away from the house

- b) Siding, aluminum in board and baton style, no issues
    - i) Comment: one baton missing and one damaged – siding requires cleaning
  - c) Doors, no issues
    - i) Comment: wooden front doorsill has some deterioration caused by rain
  - d) Windows, no issues
  - e) Western air conditioner wooden frame is rotting
  - f) Hose bibs, no issues
  - g) Exterior lower level steps, no issues
  - h) Retaining walls associated with steps, no issues
    - i) Comment: consider cover for entrance
  - i) Vegetation, requires pruning
  - j) Grading / Drainage, Major issues
    - i) Comment: There is a grading issue at driveway and carport intersection. Rain water runoff from street, driveway, and front lawn collects at corner of stoop and front block wall. This pool of water percolates down the block wall and hydraulic action causes the water to seep into the lower level. Suggest installing French drain.
  - k) Removal of extra TV, VIDEO, and SECURITY wiring would help exterior appearance.
- 3) INTERIOR
- a) Main level, no major issues
    - i) Comments: Bathroom surround panel defective (cracked).
    - ii) Builder-installed hardwood under carpet.
  - b) Lower level, no major issues
    - i) Comments: There is a weep system along the perimeter of the exterior block walls that feed into the sump pump, this system removes most of the water seepage, see EXTERIOR 2) i).
  - c) There is a minor bowing of the front exterior wall, see EXTERIOR 2) a).
  - d) Air conditioner, two wall units.
  - e) Plumbing, no issues with the exception of the inoperable water softener.
  - f) Electric water heater, no issues
  - g) Oil furnace / tank, no issues (tank is full)
  - h) Sump pump, no issues
  - i) Electrical system, 200 amp, no issues
  - j) Smoke detectors need batteries.

**Next Meeting:** The next Committee meeting has not been scheduled.