

Easement Monitoring Inspection List

The Colorado Historical Foundation (the Foundation) will make regular visits to each conservation easement property to ensure the terms of the easement are being upheld. A property is not ‘conserved’ unless this status is confirmed at regular intervals (typically every 12-18 months). Easement monitoring is part of our legal obligation and provides us with opportunities to build relationships with landowners, address any questions or concerns, and track changes on the property. Below is a list of the condition assessment that we perform on the exterior (most easements) of each building – inspections will be ‘viewed’ through the lens of the *Secretary of the Interior Standards for Historic Preservation*, a guide of preservation ‘best practices’.

INSPECTION CHECKLIST

Building name and location:	
Contact:	
Date of inspection	

ROOFING (TYPE): _____

Shingles - missing or curling?
Downspouts - loose, rotted, missing?
Gutters - clean and free-flowing?
Cornice (eaves) - paint peeling/blistering?
Flat roof - bubbles, cracks in membrane
Flashing loose, missing or rusted?
Does the roof sag?
Bricks or mortar cracked or missing at chimneys/parapets?

NOTES:

EXTERIOR WALLS

Is paint peeling or blistering?
Is wall out of plum or bulging?

NOTES:

Is wood trim sound, firmly attached and painted?
Are there open joints around door and window frames?
Masonry - Are there major cracks in masonry
Masonry - Is the mortar soft and crumbling?

WINDOWS/DOORS

Sound and painted?
Any decaying wood? (sill, frames, sash)
Is there evidence of excessive moisture penetration?
Is the putting around the panes of glass firm and painted?
Do the sash operate smoothly?
Are there storm windows available during winter?

NOTES:

GROUNDS

Does rain water pool at the building base?
Do any sprinklers spray on the building?
Is there vegetation contacting the walls and foundation?

NOTES:

Open/Pending Grants?

Upcoming Alterations/Projects Discussed?

Other:

Inspected By: _____ Date: _____