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THE SEASONS
AT MILL COVE

ELIM SERVICES, INC



GUTTER REPORT

SEPTEMBER 2022

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Hours: 9:00 am - 5:00 pm Mon. - Fri.

RECOMMENDATIONS FOR EVERY BUILDING

Replacing all 5-inch gutters and 2x3 downspouts 2x3 with 6-inch gutters and 3x4 downspouts to handle the amount of water.

Another recommendation is to place a splash guard on each of the areas in the front with a downspout that drops off onto the roofed first-floor area.

It's recommended to replace the gutter and downspout together in badly damaged areas.



Rear



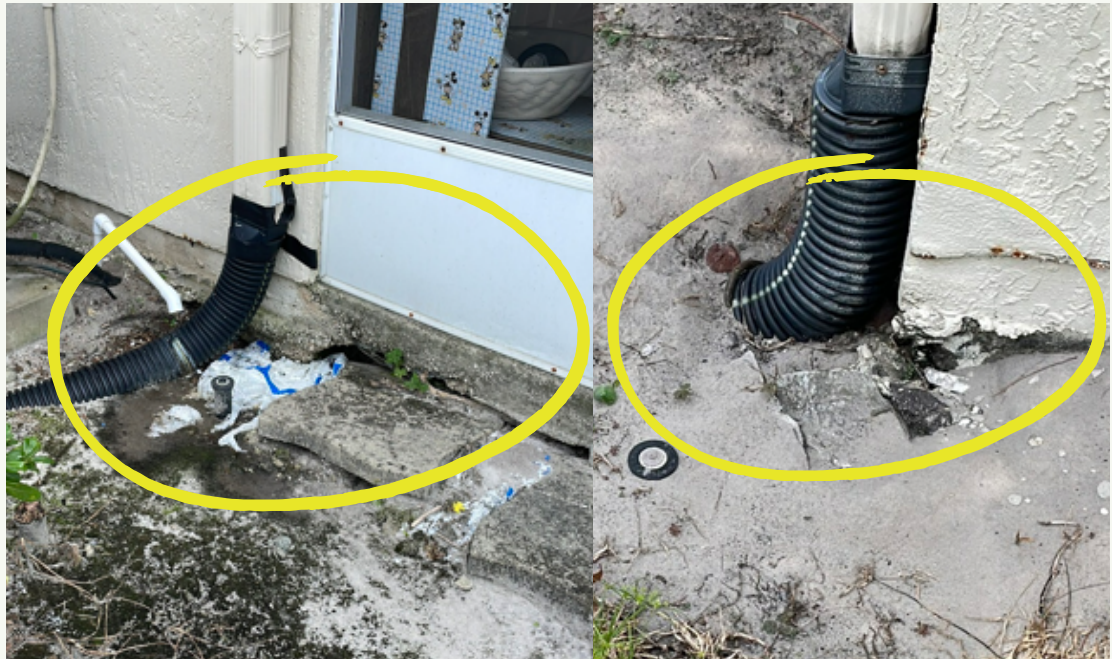
Buildings with a heavy tree line are recommended to install gutter covers with regular maintenance bi-annually, end of fall, and end of spring. Regular tree maintenance is required to properly care for the gutter system.

RECOMMENDATIONS FOR EVERY BUILDING

Elbow with flex pipe to get 5-foot clearance from the building. Current placement causes building damage and erosion. Residents need to keep splash blocks under the drain to prevent damage.



Underground drains need to be cleared or re-routed with plastic. All underdrains observed appear to be clogged causing gutters to overflow resulting erosion.



BUILDING 1 FRONT

Unit 106

replacing busted gutter with
6inch gutter.

Visible water damage from
failing gutters.



Corner of building 100

The gutter has a hole in it.

This isn't a major concern at
the moment and can wait.

BUILDING 100 REAR

Back of building 1 gutter clogged.
1 bad seam behind building 1
causing erosion.



BUILDING 200 FRONT/REAR

Building two looks good. Behind 204
and 205 elbows. Dumping straight
down.

BUILDING 300 FRONT/REAR

Building 3

Gutter repair needed.

Rear needs to be cleaned and add gutter cover.



BUILDING 400 FRONT/REAR

The rear has damaged gutter covers damaged.

Recommended removing pine tree, which would leave no tree line and no need for gutter cover.

The area behind building 4 attempt to reseal.



BUILDING 500 FRONT/REAR

The rear has damaged gutter covers and needs a seam repair.

BUILDING 600 FRONT/REAR

Needs to be cleaned.

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BUILDING 700 FRONT/REAR

The rear has damaged gutter covers, but no tree line so they can be removed and gutters cleaned.

BUILDING 800 FRONT/REAR

The rear has damaged gutter covers, recommended to have them replaced.

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BUILDING 900 FRONT/REAR

The rear needs gutter covers replaced, the building has a heavy tree line. Otherwise good shape.

BUILDING 1000 FRONT/REAR

Replace the downspout for Unit 1005.



BUILDING 1100 FRONT/REAR

Replace the downspout for Unit 1103.

BUILDING 1200 FRONT/REAR



The front of unit 1201 needs a flex to divert water away from building.

Unit 1204/1203 replace gutter and downspout
Rear gutter cover replaced or cut tree line back. Replace or remove gutter covers.



BUILDING 1300 FRONT/REAR



Unit 1305 replace the gutter and downspout

BUILDING 1400 FRONT/REAR

Overall good shape. General recommendations.

BUILDING 1500 FRONT/REAR

Overall good shape. General recommendations.

BUILDING 1600 FRONT/REAR

Overall good shape. General recommendations.
One underground drain is clogged and causing severe erosion.

BUILDING 1700 FRONT/REAR

Overall good shape. General recommendations..