Water is the natural enemy of our buildings. And during the spring, when we experience heavy rains, our older homes are especially vulnerable. If not caught in time, water infiltration can lead to costly repairs and unhealthy living conditions in our homes. It is important not just to address the symptoms, but to get to the source of the moisture problems.

To help spot problem areas early, check out these 8 Common Areas that homeowners should monitor.

Further questions? Call or email the Columbus Landmarks Home Preservation Program: 614-221-4508 / skeeny@columbuslandmarks.org

1. **Roof** – Check for holes or breaks in the surface & loose, deteriorated roof materials

   - Poor Replacement/Repair
   - Deteriorated, Loose & Missing Shingles

2. **Flashing** – Check for deteriorated or missing flashing at critical areas such as valleys, chimneys

   - Damaged Chimney Flashing
   - No Flashing at Roof Eaves
   - Damaged Valley Flashing
3. **Gutters & Downspouts** – Notice any damaged, separated or missing gutters & downspouts

- Stopped-up, Clogged Gutters
- Broken Gutter Connections
- Separated Downspout

4. **Cracks** – Check for gaps and opening in exterior brick walls; note large diagonal cracks

- Poor Tuckpointing & Missing Mortar Joints
- Cracked Lintel
- Diagonal Crack in Exterior Masonry Wall

5. **Paint** – Check surface of exterior painted wood for peeling paint that can let in moisture

- Exposed & Deteriorated Wood Door
- Deteriorated Paint on Siding & Windows; Soffits with Wood Rot
6. Windows and Doors – Check for deterioration in window frames and sills; note poorly fitted storm windows & doors

![Moisture Damage, Basement Window Well](image1)
![Poorly Fitted Storm Door](image2)
![Deteriorated Storm Window](image3)

7. Plantings - Check to make sure vines and shrubs are not contacting walls & foundations

![Vines Growing Up Columns & Siding](image4)
![Vines Anchored to Brick Wall & Mortar Joints](image5)

8. Soil & Paved Walks – Make sure grades are sloped to carry water away from foundations

![Sidewalk Sloped Toward Foundation](image6)
![Slope Soil Away from Foundations – 6 in. in 1st 10 ft.](image7)