



## In This Issue...Gutters

The number one, improperly maintained, exterior building component on a building is the gutter system. This newsletter addresses the most common problem with gutters. Both roofing contractors and property managers consistently demonstrate lack of knowledge about how to design, install and maintain gutters.

The most common problem with gutter systems is leaking splices.



As can be clearly seen in the photo above, the gutter leak (which is at a splice between two adjacent sections of gutter) has stained the wall. You will notice toward the bottom that the paint is completely gone from the wall. Paint is not designed to be constantly wet and when that happens it fails more quickly. Failure to do a repair costing a few hundred dollars to the splices will create the need to repaint the walls prematurely for thousands of dollars (as well as still having to repair the gutter splices.)

Gutter splices leak for two reasons. First, they are improperly sealed. Second reason is because the gutter moves excessively. In this newsletter we will only address sealant issues.

Another article will address movement and other factors.



The photo above shows a typical gutter splice where sealant was applied between the adjacent pieces as the gutter was installed. This just doesn't hold up. The next photo shows a splice made with an elastomeric (rubberized) compound, specifically designed



to be used in a gutter where there is often prolonged periods of standing water. Each splice is reinforced with a piece of mesh embedded in the coating. So, as the gutter moves the splice can flex with it. This is the right way to seal a gutter and is much cheaper to do in the long run.