

Rain Gutters by Finn Home Inspectors

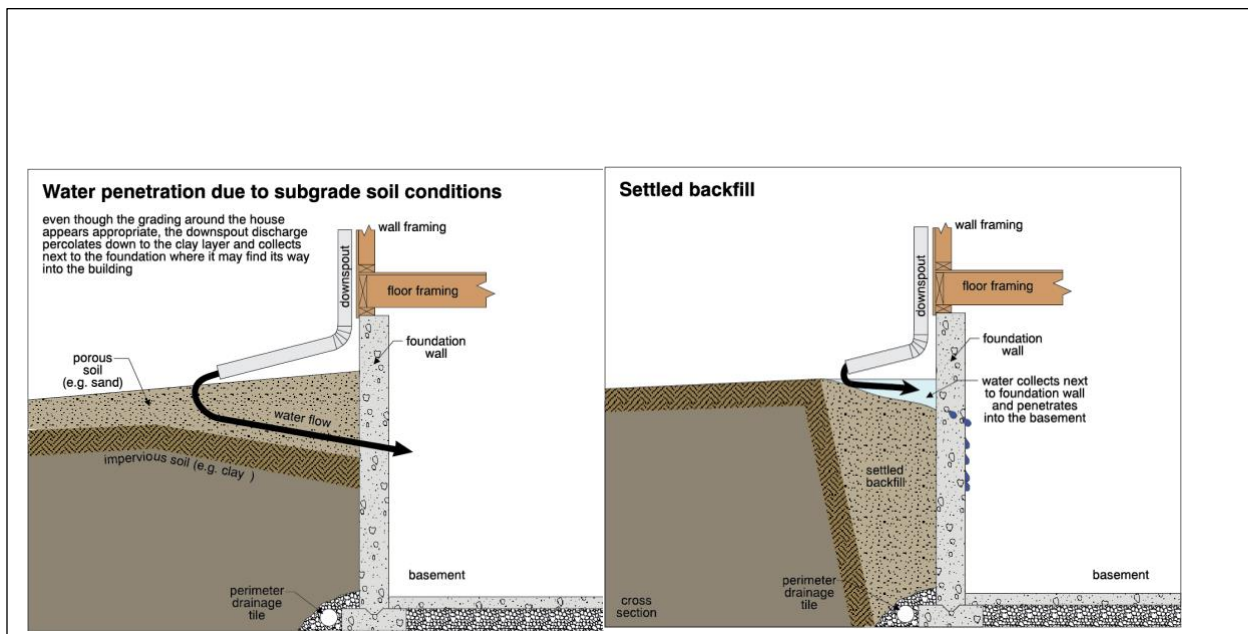
Rain gutters are needed to manage water over decks and landings, to keep water from splashing and wetting the siding which can lead to wood rot.

Rain gutters are NOT the first solution to basement/crawlspace water entry, Yard Grading should be attempted first, tapering the yard to shed water at least 6 feet from the house and around the house. Digging a shallow trench around the house and filling it with stone is essentially making a moat, a funnel to channel water into the basement. Stone can be added on the surface after the grade is corrected (note: soil for grade should resist water seepage, a high clay content is advised, definitely not clean sand or mulch).

Rain gutters need maintenance. To reduce or eliminate the frequent cleaning necessity it is recommended to install gutter guards over the top of the gutters. The cheap screen type do not work well, they tend to plug, a better type is a solid cap over the top as seen in photo below. I have personally had this type on my house for 20 years and never had to clean them.

Once the gutter captures the water it is very important that the discharge is well away from the house and that the ground taper after the discharge continues to shed water away from the house. Note the diagram below the discharge and soil may look okay but if the soil is porous the water flows back to the house foundation.

Below are diagrams from Carson/Dunlop.



Gutter guards over the rain gutters keep the gutters clear of debris, the guards are highly recommended to avoid the maintenance of cleaning the gutters.

