



## Clean Your Eaves Trough!

*By Brian Madigan*

This is the time of the year when you should be thinking about cleaning out your eaves trough. I know that's not a particularly good thought, so let me tell you why!

Leaves will accumulate and after about six weeks they will decompose and turn into absolutely great compost. After a year or two, the soil will build up and block the proper drainage of the eaves trough. Still, nothing will happen, other than a relatively poor drainage system. But, when it builds up enough, ice damming will occur in the winter months. The weight of the soil and ice in the eaves trough will pull it away from the fascia. Now, you have a problem. The water will now flow over the roof shingles and run along the fascia. There will be ample opportunity for the water to find its way into the attic.

Where does the water go? Who knows! Basically, it goes everywhere. It goes into the attic, runs down through the framing of the house, spills out in a few spots in the ceiling and the flooring at each level and finally makes its way down to the basement.

One thing a prospective purchaser is looking for is water damage. And, if they don't, you can be sure their realtor or house inspector will. Interior water damage can be very expensive to repair. It can also be very expensive to find.

A house with water damage to the floors and ceilings on the second floor, the main floor and the basement certainly will not command a full price offer. Purchasers will think the worst. It needs a new roof, new eaves trough, new insulation, repairs to the ceilings and floors, as well as repairs to the foundation. And, that is all without considering the mould problem.

If you were simply to sit down and tabulate the bill, it might easily amount to over \$ 20,000.00. So, if you were thinking about putting in an offer that would be a good number to deduct from the price.

However, we know that in this particular case, it all started just with the simple failure to clean out the eaves trough each year. If, you are putting up Christmas lights or other lights for the festive season, this might be a good time to have your eaves cleared as well. If you are not accustomed to doing this yourself, then have someone else do it. This isn't the time to learn how to balance on a ladder two storeys above the ground on a cold and windy day. Leave it to the experts, hire someone. But, remember, you could be saving thousands of dollars when it comes time to sell.

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