

GREENWERKS

GUTTER CLEANING



GREENWERKS GUTTER CLEANING

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G.W. TECH. & MGMT.





GREENWERKS GUTTER CLEANING

Gutter System Cleaning is part of scheduled and routine preventative maintenance. Gutter System Cleaning ensures that a structures gutter system is properly functioning allowing water to be diverted from the structure mitigating liability and preventing costly damage.

1. HOW TO TAKE CARE OF YOUR GUTTER SYSTEM **(Contact GreenWerks for your plan today!)**

Maintaining a structures gutter system with regular scheduled maintenance and having a gutter system maintenance plan in place is an important part of a structures general maintenance plan.

MAINTENANCE PLANNING

- 1.1.1 Plan to take care of your gutter system and structure with a maintenance plan.
(Contact GreenWerks to create your maintenance plan now.)
- 1.1.2 Inform yourself! Read through this informative document/guide created by GreenWerks to assist you in making an informed decision.
- 1.1.3 When selecting a gutter cleaning Contractor/Business consider immediate and long-term cost evaluation.
- 1.1.4 Gutter System Cleaning services often only air sweep debris with a powered leaf blower, this leaves behind debris that causes damage to your gutter system and damages to your structure. Cheap service cost often equates to cheap workmanship!
- 1.1.5 Damages to the gutter system and other associated damages are costly! Deferred maintenance is not savings!
- 1.1.6 Allocating money for proper gutter system cleaning saves in the long run! Learn more by reading below.

2. GUTTER SYSTEM PURPOSE & LIFECYCLE

2.1 GUTTER SYSTEM PURPOSE

The purpose of the Gutter system is to capture and divert water away from the structure. The gutter system captures and diverts water from a structures roof, a structures roof has a large surface area. A large surface area accumulates considerable amounts of water from rainfall, snow, and other precipitation.

A properly working gutter system captures and diverts water away from the structure, mitigating potential water intrusion, water damage, structural damage, and associated mold, mildew, and fungus.

2.2 THE GUTTER SYSTEM LIFECYCLE

2.2.1 Installation

A gutter systems lifecycle begins with installation. It is important to select a quality contractor to design, select materials, and properly install the gutter system. Gutter system installation is a capital expense.

If you have questions or need a new gutter system installed, please contact GreenWerks, we can assist you.

2.2.2 Maintenance

Once installed a gutter systems lifecycle is estimated to last between 20-100 years, depending on the types of materials used, installation quality, and the quality of the maintenance plan in place. A gutter systems maintenance is an important feature to extend and maximize the gutter systems life cycle. The gutter systems maintenance plan is a deductible expense and includes cleaning and repairs.

2.2.3 Life Cycle Planning

Using a straight-line depreciation method, the IRS determines the life expectancy of a gutter system to be 27.5 years. Cost segregation studies help when preparing for this process. GreenWerks can assist you with preparing cost segregation studies.

Please remember to consult with a certified tax preparer either a CPA (Certified Public Accountant) or EA (Enrolled Agent). GreenWerks is not a Certified Tax Preparer, CPA, or EA. GreenWerks Maintenance Plans and Cost Segregation Studies are designed to be used as tools for financial planning/analysis, budgeting, and asset management.

3. CAUSES OF GUTTER SYSTEM BUILD UP & IMMEDIATE IMPACTS ON THE GUTTER SYSTEM

Through seasonal weather patterns and other processes, a structures gutter system becomes impacted with debris. (Gutter Screens do not prevent gutter build up or the gutter system maintenance process, including cleaning; See Section 5)

3.1 GUTTER SYSTEM BUILD UP

Gutter System Build up is the accumulation of debris from various sources that inhibit the gutter systems purpose and function (Capturing and Diverting Water). Listed below are common sources of gutter system build up.

- Leaf Fall and other organic matter from surrounding vegetation.
- Moss, Sediment, Gravel & Roofing Material Fragments (Tile fragments and Shingle Fragments)
- Ash (Common from nearby structural and wildfires)
- People Related Debris (Trash and surprisingly toys are often found in gutter systems from being thrown on a roof)

3.2 PHASES OF BUILD UP & IMPACT ON GUTTER SYSTEM

When Gutter System Debris is built up immediate Impacts on the Gutter System begin. These impacts effect the functionality of the gutter system, damages and depreciation of the gutter system is accelerated.

PHASE 1: Cycle Starting Point

(Newly installed / Cleaned gutter system)

PHASE 2: Build up accumulation

3.2.1 Gutter Debris Accumulates from various sources.

3.2.2 Gutter Debris moves toward the downspout with the flow of water.

3.2.3 Gutter Debris catches at the mouth (Outlet) of the downspout. When Gutter Debris catches at the mouth of the downspout water movement in the gutter system is slowed, this will inhibit the gutter systems ability to divert water from the structure and eventually cause water stagnation.

PHASE 2: Water Build Up & Water Damage

3.2.4 Stagnate water and moisture build up accelerate corrosion in the gutter system and eventually create other damages.

3.2.5 Next, when enough pressure from excess and non-flowing water accumulates in the gutter system larger debris will be forced into the downspout. Debris that is forced into the downspout will slow the movement/drainage of water, eventually clogging the downspout.

3.2.6 When downspouts are clogged, the gutter system does not function or drain correctly. An improperly functioning downspout will cause the gutter system to fill with gutter build up and water, this will create damages not only to the gutter system but the structure as well

4. POTENTIAL & COMMON GUTTER SYSTEM RELATED DAMAGES

The gutter system is designed as a preventative system, that captures and diverts water preventing water damages to the structure.

Included below are damages to the gutter system and damages that occur when the gutter system isn't maintained or functioning properly.

4.1 GUTTER RUST

- Gutter Systems are susceptible to rust.
- Debris and water in the gutter system causes and accelerates the rusting process. Sediment, moss, mold, water, and other debris further accelerate this process by keeping moisture in the gutter system.
- Gutter Rust creates weak points in the gutter system metal and eventually create pinholes and larger holes from rust in the gutter system.
- Gutter rust accelerate repairs and the eventual gutter system replacement.

4.2 DROPPED GUTTERS

- When gutter systems retain water, moisture and debris the gutter system becomes heavy from the accumulated weight. Heavy Gutters create and cause the potential for gutters to pull away from the structure and drop.
- When gutters are heavy, gutters can pull away from the roof and cause an improperly sloped run. An improperly sloped run causes even more water and debris to accumulate creating a heavier gutter, and further inhibiting the gutter systems functionality. Improperly sloped runs can prevent downspouts from working effectively by causing downspouts to detach from the gutter outlet.
- Gutter and Downspout dropping is a major liability; heavy gutters can pull away and drop from the roof line causing injury and/or damage to property.

4.3 COMMON DAMAGES

When gutter systems are not regularly cleaned water damage occurs resulting in various damages. These damages can result in expensive and extensive repairs.

Common Damage Areas:

- Fascia
- Roof Sheathing
- Rafter Tails
- Cladding (Siding, Stucco, etc.)

4.4 OTHER RISKS

4.4.1 Water Intrusions

- An improperly maintained gutter system can cause gutter damages. These damages can create the opportunity for water to intrude.
- Water intrusions can result in interior damages that can be expensive and inconvenient.
- Water Intrusions create the opportunity for mold damage. (Health Hazard/Liability; especially for residential rental properties and multi-family housing, which have strict regulations)

4.4.2 **Mold Risk**

Exterior

- Mold spores require water to grow.
- Standing water in gutters can result in the development of mold.
- Mold retains moisture and further compromises the integrity of the gutter system.

Interior

- Water Intrusions create the opportunity for mold to grow inside the structure.
- Mold is hazardous to an occupant's health and must be remediated.
- Mold Remediation requires special licensure and certification from the CSLB (California State License Board.)
- Mold is a major liability, mold remediation is expensive and a time inconvenience.

4.4.3 **Mosquito Risk**

- Gutters with standing water can become a breeding ground for mosquitos and their larva.
- Mosquitos are a nuisance and can carry viruses.

4.4.4 **Fire Risk**

- During Dry months and in times of drought (Particularly in the summer) when gutters are not cleaned, gutter debris becomes dry and creates a fire risk.
- Ash is commonly deposited in gutters; embers travel from the same fire source as the ash and can ignite the accumulated dry debris in the gutter system causing fire. (Firewerks can also ignite the dry debris)
- Some fire departments require annual gutter cleaning as a fire prevention measure.

5. WHY GREENWERKS CHOOSES DOWNSPOUT STRAINERS (Gutter Screens vs. Downspout Strainers)

GreenWerks chooses downspout strainers over gutter screens because downspout strainers are more cost effective, practical, easier to maintain and replace. Listed below is a brief comparative analysis between Gutter Screens and Downspout Strainers.

Cost

Gutter Screens

- Gutter Screens are very expensive and can cost nearly as much as having a new gutter system installed.

Downspout Strainers

- In comparison to Gutter Screens, Downspout Strainers are inexpensive. (Downspout Strainers are less than 7% of the Cost of Gutter Screens)

Practicality & Effectiveness

Gutter Screens

- Gutter Screens are effective at keeping large debris out of the gutter system, but small debris will still accumulate in the gutter system (This means the gutter system will still need to be cleaned to prevent damage.)
- Gutter Screens require more work while performing gutter system maintenance which includes, cleaning, repairs, inspection, and replacement. More work means more costs.
- Gutter Screens are commonly damaged from falling debris, which results in the reduction of the gutter screens effectiveness and results in costly repairs to the gutter screens and gutter system.

Downspout Strainers

- Downspout Strainers block large debris from entering the downspout. The primary objective of downspout strainers is to increase the gutter systems ability to divert water between cleanings by preventing large debris from blocking the downspout outlet and debris from clogging the downspout from within.
- Downspout Strainers require little to no extra work during gutter system maintenance.
- Downspout Strainers are not easily damaged and due to their low installation cost are easily replaced if damaged.

6. GreenWerks Gutter Cleaning Service (Gutter Cleaning Process & What is included)

GreenWerks Gutter Cleaning services include:

Gutter Estimate

- GreenWerks will send a technician to view the job site, take measurements, and communicate the estimated costs via email.
- The primary difference between a gutter estimate and inspection is that a gutter estimate is a pricing tool and does not require a ladder or to walk on the roof.

Gutter System Inspection

A GreenWerks technician will inspect the gutter system and determine if the gutter system needs to be cleaned, has damages, provide photo documentation, and provide recommendation. GreenWerks recommends having your gutter system inspected at least once annually and ideally bi-annually as part of the general maintenance plan.

- Unlike the Gutter System Estimate, the Gutter System inspection requires a technician to climb a ladder, sometimes walk the roof, and manually inspect the gutter system.
- Gutter System Inspection is a valuable and primary diagnostic tool when maintaining a gutter system.
- Gutter System Inspection cost is fractional in relation to the gutter cleaning cost.
- Gutter System Inspection cost is discounted from gutter cleaning cost if the recommended gutter system cleaning is performed within the provided time frame post gutter system inspection.

Scheduling

- GreenWerks recommends having your gutter system inspected and cleaned bi-annually.
- The Gutter System is ideally cleaned once in the Fall and once in the Spring.
- Bi-Annual scheduling ensures the gutter system is storm ready and debris removal for the summer reduces the risk of gutter rust/rot and fire.

Gutter System Cleaning Process

- GreenWerks gutter system cleaning services include removing all debris from gutters and downspouts. (Debris is removed by hand and then air swept)
- Gutters and downspouts are then flushed to ensure flow rates are correct and there are no system backups.
- Job Related debris is disposed of off-site.

Gutter System Report

- The GreenWerks Gutter System Report uses photo documentation to provide current gutter build up status and/or the gutter system is clean.
- The GreenWerks Gutter System Report uses photo documentation to communicate the working condition, potential issues, and damages to be repaired.
- The GreenWerks Gutter System Report provides recommendations, scheduling information, and estimates for repairs/replacement.

7. WHAT TO DO NOW ? *(Contact GreenWerks for your plan Today!)*

Contact GreenWerks to create your Gutter Cleaning Maintenance Plan. Having a gutter cleaning maintenance plan in place has many benefits.

Plan

- Know that the preventative maintenance plan for your gutter system is in place and scheduled.
- Know your costs so you can allocate funds and budget!
- Having a gutter cleaning maintenance plan in place with cost estimates empowers you to budget accordingly.

Peace of Mind

- Gutter system cleaning mitigates liability, damages, and costly repairs. Saving you money, time, and inconvenience

Contact GreenWerks for your plan Today!