GUTTER AND DRAINAGE SELF-CHECK

MOST FAILURES SHOW FROM THE GROUND | TWIN CITIES METRO

Walk the property in spring and fall, and once a year during a hard rain. Gutters have one job, catching roof water and carrying it away from the foundation and the walkways, and every sign below says that job is slipping.

DURING OR RIGHT AFTER RAIN

- [ ] **Water sheeting over the front edge of the gutter.**
  The system is clogged, undersized, or wrongly sloped.
- [ ] **Standing water or muck in the gutter after the rain stops.**
  The slope is wrong or the gutter is clogged, and standing water accelerates corrosion and freeze damage.
- [ ] **Erosion, mulch washouts, or pooling at the base of downspouts.**
  Water is dumping at the foundation instead of being carried away.

ANY TIME

- [ ] **Gutters sagging or pulling away from the fascia.**
  Hangers are failing, often from the weight of trapped debris, standing water, or winter ice.
- [ ] **Granules collecting in the gutters.**
  A steady buildup flags aging shingles to plan for in the reserve.
- [ ] **Peeling paint, rot, or stains on the fascia and soffit, or streaks down the siding.**
  Overflow is getting behind the gutter.
- [ ] **A damp or musty basement or crawlspace.**
  Roof water is ending up against the foundation.

BEFORE WINTER

- [ ] **Confirm gutters are clear and downspouts do not discharge onto sidewalks.**
  Meltwater refreezing across a shared walkway is a slip hazard and a liability concern for the association.
- [ ] **Confirm every downspout has an extension carrying water away from the foundation.**

ON THE CALENDAR

- [ ] **Cleaning in spring and fall, and after major storms.**
  Cleaning is operating maintenance. Replacement or upsizing is a capital item that belongs in the reserve study alongside the roof it serves.

WALKWAYS ICING OVER EVERY THAW?

A first call takes about fifteen minutes and costs nothing, 612-440-8660. The full guide: trupointhoa.com/knowledge-center/gutters-and-drainage