



Gauteng
Home
Inspections



An informative publication for home owners

between *the cracks*

Albert says

Fix the valleys



The weather has started to change and it is getting cooler and very pleasant during the day. Soon we will be seeking the sun during the day to warm our cold bodies.

A long and heavy rainy season is coming to an end and is making way for dear blue skies.

The abnormal rains have caused flood and damage to many properties, even in the city where storm water is managed.

I have seen damage to ceilings and carpets when water came in through the ceiling because of wrongly constructed roof valleys (where two portions of the roof meet at an inside angle).

If a valley is wrongly constructed then it will get blocked by leaves or hail and water will overflow onto the ceiling instead of running away to the gutter.



Option 1 is a closed valley



Option 2 is an open valley



On the other hand, when a roof valley is correctly constructed, it should not get blocked, resulting in overflowing water on the ceilings. If you had leaks during the summer, you now have an opportunity to repair these valleys during the dry season.

An effective way is to apply waterproofing material over the tiles and gutter of the valley. This will make it impossible for water to overflow.

This valley is opened and closed, and was the reason for a lot of damage to the property, because it got blocked and water got on to the ceiling

Use your autumn leaves

as mulch for your garden



***Gather the leaves
from the trees
and put it in your
garden beds***



In nature the leaves cover the ground and keep the last moisture of the summer rain in the ground. It also protects the roots of the trees when the cold winter arrives.



When spring arrives and the leaves start decomposing, it is nature's compost for the new growth of the spring season.

Cover the leaves in the flower beds with thin layers of sand to prevent them from blowing away and help with decomposing



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