

Will my greenhouse be waterproof?

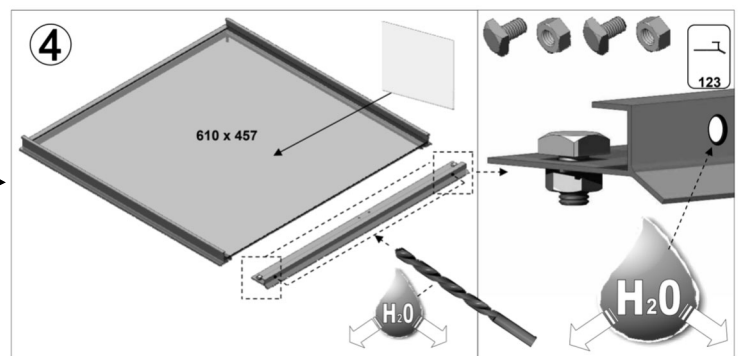
No greenhouse is 100% waterproof, particularly when new. However, you can eliminate most leaks by the application of transparent all-weather silicone in strategic places. This is best done whilst you are putting the greenhouse up (before you put glass in and whilst the frame is clean and easier to bond to). The main places to seal are the eaves corners (seal from the inside) and the cill corners where the base or cill sections meet (seal from the outside). Where the ridge meets the gable ends there is also usually a gap which can be sealed, this is best done internally. Don't be tempted to go overboard with the sealant as adding too much silicone can for example block an internal gutter channel and actually make leaks worse not better.

Once you have finished the assembly you can test the roof of the greenhouse for leaks with a watering can (not a hose). When your greenhouse has had some sun on it the glazing foam / rubber will bond to the glass and further reduce any leaks. The glass in the roof of your greenhouse is not supposed to butt up hard to the ridge. There is usually an expansion gap at the top of a few mm's to allow for glass expansion in the Summer months. Only driving rain though can be blown up and around these gaps. If water is tracking in under your base or cills at ground level it will quickly percolate down through the gaps in your slabs. We do not recommend adding sealant around the base or ground cills as this can trap water inside your building limiting escape options.

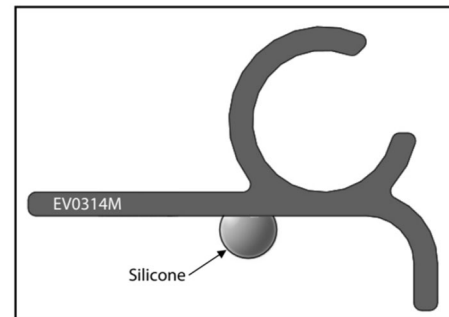
Note many leaks will improve overtime naturally as the capillary action between smooth surfaces reduces as the building weathers. It is important to be patient and let the greenhouse settle, any leaks will improve over time not deteriorate.

Leaking vents?

- On some models like Simplicity / Hercules lean-to's weep holes need to be drilled into vent bottoms to allow water / condensation to escape, see right.
- Silicone is used on some models (e.g. Robinsons) to seal the roof vents, usually on the vent sides and top internally, see manuals.
- Either side of a roof vent hinge there is usually a small gap where daylight can be seen, this is quite normal. Only driving rain though can be blown up and around these gaps.
- On aluminium greenhouses sometimes if an autovent is fitted to a vent and the clamp on the vent is quite low down on the vent bottom then it can pull water around the bracket and cause a steady drip into the building. Raising the autovent bracket a few mm's usually stops the water flow.
- On our wooden evolution greenhouses each vent hinge needs to be siliconed into place, before it is fixed with screws, see right.



IMPORTANT: Prepare the ridge hinge (EV0314M) by running a bead of silicone along the full length of the bottom edge. If this isn't applied properly the roof vents can leak.



Extensions:

On extended models it is important to seal between the various ridge and gutter sections to ensure water is not tracking into the building.

Gutter weep holes:

Some models such as the standard Robinsons range have pre-drilled weep holes in their gutters to let water get from the internal gutter channel into the external gully. These holes should be as low as possible and clear of debris to let out as much water / condensation as possible. On some Simplicity / Hercules Lean-to models these holes need to be drilled on site, see right.

