

## Ice Damming... What! In the summer?

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### Why look for signs of Ice Damming in summer?



Visible ice damming — ice layer under snow and heavy icicles

In our climate it is often difficult to estimate a home's reaction to the vagaries of weather. The snow may be gone but, the damage remains. Show your clients that you have their best interests in hand, regardless of the season.

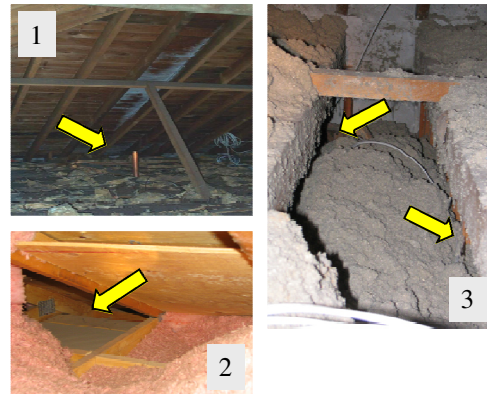
Here is what to look for:

- ◆ Water damage at window frames and/or electrical outlets (from water running down the interior of the wall).
- ◆ Damaged or dislodged eavestroughing.
- ◆ Premature deterioration of shingles.
- ◆ In winter, damming is clearly visible where it occurs.

### How it happens...

Attic temperature rises above freezing, melting snow on the upper roof, causing runoff down to eaves where water freezes, creating a dam. Here are some causes:

1. Warm air from the house leaking into the attic via exhaust fans, chimney or plumbing chases, etc.
2. Poor or missing insulation.
3. Under-insulated areas such as valances and drop bulkheads.



### For Your Information...

Certain roofs will always have problems due to:

- ⇒ Level of sun exposure
- ⇒ Drifting
- ⇒ Complicated rooflines

Prevention is the key — Keep the eaves clear so a dam cannot form.

**Try heated cables set to a timer.**

### What can be done about it...

Air sealing and ventilation are the most important factors in moisture and temperature regulation in the attic. There are several options for correcting the causes of ice damming:

- ⇒ Air seal; foam, caulking, weather-stripping, outright repair
- ⇒ Insulation upgrade to R-40
  - ◆ Styrofoam board over the existing interior and re-drywall
  - ◆ Spray foam — more expensive but air seals as well
- ⇒ Improve ventilation in the attic

Shoveling the entire roof can be dangerous and may cause damage to the roof — either hire a professional to clear the snow or you can clear the eaves on your own with the appropriate equipment from the hardware store. Another alternative is to run heating cables over the eaves and lower slope of the roof, which can be set to a timer.