

Q&A

ASK THE HOME INSPECTOR!

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Home & Building Inspections • Radon & Mold Testing



The following article is intended to provide pertinent home and building inspection information to the readers. Your input is welcome by emailing your questions to pat@hbponline.com.

Question: Last month we experienced water leaking into our bedroom and suspect ice damming. How do we correct ice damming?

Answer: Ice damming is almost always caused by inadequate or improper attic ventilation. An equal amount of ventilation is needed both at the roof and roof overhang to allow air to flow through the attic and keep the roof at an even temperature at all locations. If the attic does not have adequate ventilation, the roof will be warmer at the upper portion (above the heated house) and cooler at the lower portion (the roof overhang).

Ice damming occurs when the snow at the upper portion of the roof melts and re-freezes at the overhang. Ice build-up occurs, and the ice works its way under the shingles. When it melts, it causes leaks. There are several different types and styles of vents available for different styles of roofs, so be sure to research which type is best for you.

If your attic is not adequately insulated, consider installing additional insulation. This will reduce heat loss in the attic during the winter and also helps prevent ice damming.

Go to our website at www.hbponline.com for more information about attic ventilation, see our specials and order an inspection online.



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