

We've been **Shakin'** it for years!



What are Ice Dams?

Ice dams are bands of ice that prevent water from properly running off your roof, they can cause significant damage to your home.

In most cases ice dams are the result of heat escaping from your home into the attic (which should be cold). When heat reaches the attic it warms the roof under the snow, causing it to melt and run towards the gutters. As the water reaches the colder edges of the roof, it freezes and ice begins to form. As additional snow melts the water gets trapped, unable to reach the gutters to drain properly, and the ice dam begins. Water can back up behind the ice dam and either (1) run over top of the gutters causing icicles to form, or (2) can seep into the attic and surrounding areas. This can be a slow drip, but if not properly fixed it can cause the roof decking to rot and create further problems throughout the area.

A heavy snow load combined with fluctuating temperatures are ideal circumstances to create ice damming. As the snow melts and freezes in cycles, it adds to the ice buildup near the roof edge and overhangs, increasing the amount of water that gets trapped. When this water pools it can enter through appendages (like skylights or vents) which are commonly within 8 feet of the eavestrough and on the north elevation.



Here are six things you can look out for when determining how severe your roof ice dam may be:

1. Icicles forming on the edge of your roof (with or without gutters).
2. Ice begins to build on top of the gutter or lower edge of roof. Remember: Ice dams as little as 1" thick can inhibit water from flowing. Don't be fooled by small ice dams.
3. Icicles forming behind the gutter, or worse, behind the fascia.
4. Ice begins coming through the soffits, normally through vents or through seams in the soffit. Skylights are also very susceptible to leakage. Next stop, your ceilings.
5. Ice or water shows up on the siding or exterior wall surface. Ice can appear anywhere along the wall, even randomly in the middle.
6. Ice or water shows up inside your home or around the window frame (interior or exterior).

Call our office today if you think you have an Ice Dam issue (403) 247-4253