

# Ice Damming by Finn Home Inspectors

Proper attic venting is critical to avoid mold growth, moisture problems and roof ice dam induced water leakage. Ideally the attic temperature will be the same as outside, thus snow will not melt on the roof, flow down under the snow, freeze at the edge of the roof creating ice dams. Ice dams can back up with water leading to water leakage.

With proper air cooling/flow in the attic, moisture levels will not build up and create condensation and the resulting wood damage and mold growth.

## HOW TO TELL IF YOUR HOUSE NEEDS MORE VENTING/MORE INSULATION:

1. If you see frost on the roof shingle nails or roof wood.
2. If you have icicles on the edge of the roof.
3. Snow melts on the roof above the house, but not along the lower edge in the soffit area.
4. You have different parts of the roof melting snow quicker than other areas. (Note: around bath vent penetrations and the chimney this is common even in a properly vented attic).
5. If the snow melts off your roof faster than other houses in neighborhood, your insulation is inadequate.

Below are diagrams showing how insulation and air flow should be in a house (art from Carson/Dunlop).

