

# Check your attic for damaging ice dams

If you're like most people, your attic is probably the last place you tend to spend time. In fact, the vast majority of Canadians go up to their attics only when dealing with a leaky roof or animal intruders like bats or squirrels.

During the winter, however, attics are vulnerable to an even greater and potentially more damaging problem: ice dams. Ice dams are accumulations of ice that collect on the lip of your roof or in the gutters. Once they've set in, ice dams can cause melting snow or rain to back up, and find its way under your shingles—and into your home.

To help you avoid such a situation, Canada Mortgage and Housing Corporation (CMHC) has a number of tips on how to spot, prevent and remove ice dams from your roof. Attics are well sealed and insulated, for example, generally have the lowest risk of ice dams.

Houses that are more prone to ice dams, on the other hand, often have characteristics such as:

- Inadequate insulation or major leakage of warm air from the home
- Complicated roof shapes that concentrate water draining in to small areas
- A 'patchy' melt pattern when covered with frost or snow

Quick fixes for ice dams can range from attaching electric cables to attacking the ice with an axe. But each

of these "home remedies" also comes with its own drawbacks, ranging from creating an eyesore or damaging your shingles, to creating the possibilities you will slip and fall of a ladder.

Fortunately, there are more effective solutions to help you protect your house, your health—and potentially save thousands of dollars in roof repairs. Depending on your roof and the age of your home, these solutions include:

- Waterproofing your roof by placing a self-sealing membrane under the shingles
- Air sealing the attic floor
- Insulating thoroughly with the best insulation possible, where necessary

By spending the time to fix the problem properly the first time, you'll never have to worry about it again for as long as you live in your home.

For more information or a free copy of the *About Your House* fact sheet, *Attic Venting*, *Attic Moisture and Ice Dams* and other fact sheets on owning, maintaining or renovating your home, ask CMHC, 1-800-668-2642 or visit the website at [www.cmhc.ca](http://www.cmhc.ca). For more 60 years, Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency and a source of objective, reliable housing expertise.



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*Julie King, Broker/Manager, Royal LePage Meadowtowne Realty is proud to welcome Carol & Tony Walraven to our winning Meadowtowne team and Georgetown location. Together they form a fantastic real estate partnership that serves their clients well.*

*Carol earned her BA at the University of Guelph and quickly followed that with her Real Estate Brokers License. Tony has extensive experience in business, real estate sales, and a working knowledge of home construction.*

*Carol & Tony bring with them over 22 years of combined real estate sales experience in our local community and we are excited to now have them as part of our team*

**Discover all that Carol & Tony can do for you at Royal LePage.**  
They can be reached at  
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