

# HOME INSPECTIONS, INC.

## ROOF ICE DAMS

### Do You Know

- 1900 Hershey manufactures a chocolate bar.
- 1903 Milton Hershey builds a chocolate factory in Derry Church Pa.-which will be renamed Hershey.
- 1907 Hershey Kisses introduced.
- 1910 Hydrox Biscuit Bon Bons hit store shelves.
- 1912 Lifesavers candy appears.
- 1920 Candy lovers could buy Oh Henry and Baby Ruth.
- 1923 Milky Way candy bar introduced, along with Reese's peanut butter cups and Yoo Hoo chocolate.
- 1925 Mr. Goodbar is introduced.
- 1928 Butterfinger candy bars and Peter Pan Peanut Butter introduced.
- 1930 Twinkles packaged cakes and Snickers candy bar debuts. Ruth Wakefield invents the chocolate chip cookie at her historic Toll House Inn in Massachusetts.
- 1936 Commercially baked Girl Scout cookies go on sale for 25¢ a box.
- 1939 Nestle Toll House Morsels become available.
- 1941 M&M candies introduced.
- 1954 M&M peanut candies appear.
- 1959 Haagen Dazz ice cream and Jif peanut butter is introduced.
- 1978 Ben & Jerry's ice cream debuts in Vermont.

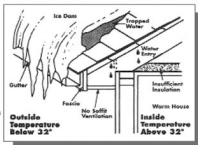
## Winter Home Maintenance Edition Roof Ice Dams

When snowfall is followed by three or four days of freezing temperatures, something called ice dams can form on the roofs of some homes. Ice dams cause water damage to the roof and the inside ceilings and walls.

### How It Happens

An ice dam results when heat escapes from the home's attic through the roof, melting the snow. The trapped water flows down the roof until it reaches the colder eaves, refreezes, and forms a blockage. As the process continues, newly melted snow can even seep in and damage interior walls, floors and ceilings.

These dams allow water to back up under the roofing material and enter the attic causing moisture damage and rot to occur. This leakage may go unnoticed until staining occurs on the ceilings below or on the walls. This problem especially occurs if the moisture travels along the interior of the walls.



### How To Identify

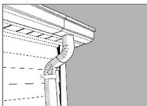
Since the dams form under snow, they can be difficult to spot. One telltale sign of ice dams is the appearance of ice buildup in the gutters, along the roof edge or clinging to the sidewalls. If close inspection reveals ice dams, it will be necessary to take steps to make the roof stay cold when it is covered with snow.

### How To Fix

Insulate the attic floor, not between the rafters, to meet and preferably exceed the R-value for your area. Insure a flow of cool air by properly ventilating the attic. The attic vents should be kept open to let warm attic air escape, not closed to trap warm air. Homes without full attics, such as those with cathedral ceilings, are more complicated and may require a contractor's advice or services.

## Gutter Talk!

The installation of gutter screens or guards will help to extend a gutter's life. Small gutter leaks can sometimes be sealed from the inside with an exterior sealant or caulk. The gutters must be kept clear of any debris. If ice is permitted to accumulate in the gutters, ice dams are eventually formed.



## Wintertime Plumbing Care

Winterizing a home's plumbing lines and systems is important as trapped water can freeze, resulting in expensive damage. Properly insulate all water lines subject to cold weather temperatures. We strongly recommend turning off the water to outside spigots during the winter months. Follow these tips:

1. Locate all exterior spigot plumbing lines.
2. Turn off the interior shutoff valves.
3. Open the exterior spigot valves.
4. Leave the exterior spigots open throughout the cold weather months.

Additionally, turn the water off at the main shutoff valve when the property will be vacant for an extended period. This prevents potential plumbing related damage due to water freezing in the plumbing lines. This main valve is usually located at the water meter or where the main water pipe enters the property. Be careful if there are any systems or appliances that automatically drain water from time to time, such as ice makers and boilers. Severe damage can occur if a water supply is not available.