



COMMUNITY MAINTENANCE REPORT

Seasonal tips for condominium boards, community associations, and property managers.



Give Your Buildings the **IV** They Need

INSULATION + VENTILATION = PROTECTION AGAINST ICE DAMS

Ice dams can cause significant damage to roofs, exteriors, and interiors. The good news? Most ice dam problems start inside the building—and they can be prevented.

By ensuring your attics have proper insulation and ventilation (the IV your buildings need), you can dramatically reduce the risk of ice dams, icicles, and costly water damage.

WHAT IS AN ICE DAM?

When heat escapes into the attic, it warms the roof deck and melts snow. Meltwater flows down to the colder eaves where it refreezes, creating a dam. Water backs up under shingles and can leak into attics, walls, ceilings, and living spaces.

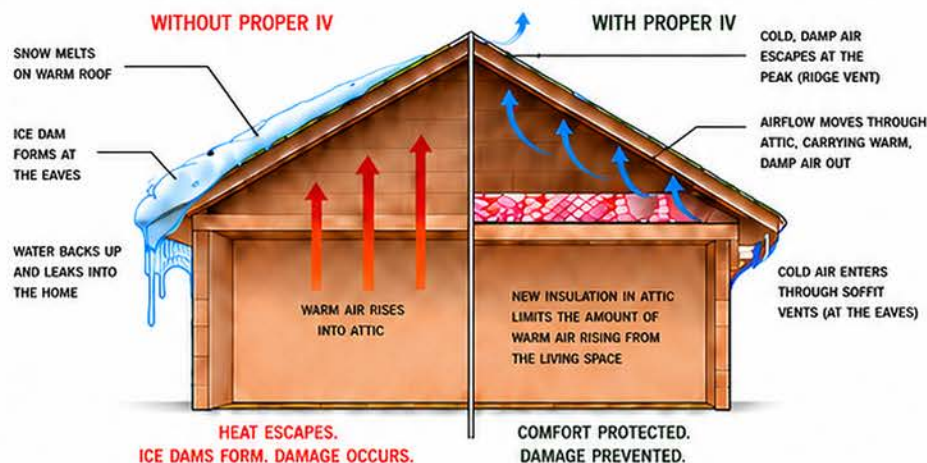


DID YOU KNOW?

Many condominium buildings we inspect have adequate roofing materials but inadequate attic insulation and airflow—the real cause of most ice dam issues.

HOW ICE DAMS FORM

- 1 Heat escapes from the living space into the attic.
- 2 Snow on the roof melts unevenly.
- 3 Meltwater flows down to the colder eaves.
- 4 Water refreezes and forms a dam.
- 5 Water backs up under shingles and enters the building.



I = INSULATION

Proper attic insulation keeps heat in the living space where it belongs—not in the attic.

V = VENTILATION

Balanced intake and exhaust ventilation maintains a consistent roof temperature and prevents the freeze-thaw cycle that leads to ice dams.

THE BENEFITS

- ✓ Reduced risk of ice damming
- ✓ Fewer interior leaks and water damage
- ✓ Lower energy costs
- ✓ Longer roof life
- ✓ Fewer dangerous icicles
- ✓ Improved resident comfort



DON'T WAIT FOR WINTER PROBLEMS. START PLANNING NOW.

The time to correct attic insulation and ventilation is in the fall—before cold weather arrives.

SCHEDULE YOUR INSPECTION TODAY to identify issues, plan solutions, and get on the schedule for fall improvements. \$179 fee may apply

SCAN TO VISIT OUR PROPERTY MANAGEMENT PAGE



<https://www.brandstetterroofing.com/property-management/>

RESERVE PLANNING TIP



SMALL PROBLEMS BECOME LARGE CAPITAL EXPENSES.

Addressing ventilation deficiencies, insulation issues, icicles, airflow, and drainage concerns early can extend the life of building components and help associations avoid emergency assessments.



ICE DAM DAMAGE IS EXPENSIVE
Preventing ice dams protects your buildings, residents, and budgets.

WE'RE HERE TO HELP

We offer complimentary roofing, gutter, siding, attic ventilation, and insulation analysis for your association, with exterior thorough property maintenance surrounding Northern Kentucky.

513.734.9000
service@gokanga.net
www.gokanga.net

QUALITY MATERIALS. PERSONAL SERVICE.