



WINTER ROOF CHECKLIST

SPOT ICE DAMS EARLY AND FIX THE CAUSE | TWIN CITIES METRO

Ice dams start in the attic, and the early signs show from the ground. Walk each building after the first real snow and again after every thaw, and check the boxes as you go.

FROM THE GROUND, AFTER SNOW

- ☐ **Look for a thick band of ice at the roof edge or in the gutters.**
A visible lip of ice along the eave is the classic dam. Note the building and the elevation.
- ☐ **Note rows of icicles at the eaves, gutters, or soffit.**
Icicles alone do not confirm a dam, but they are a reliable warning that heat is escaping and meltwater is refreezing at the edge.
- ☐ **Watch for uneven snow melt on the roof.**
Bare warm streaks next to snow-covered areas point to heat leaking through in spots.

INSIDE THE TOP-FLOOR UNITS

- ☐ **Check ceilings and walls for stains, discoloration, or peeling paint.**
Watch the outside edges of top-floor units especially, and look again after every thaw.
- ☐ **Check for moisture, condensation, or frost on the inside of windows near exterior walls.**
- ☐ **Look for damp or stained insulation in attic spaces.**
Wet insulation permanently loses much of its R-value, so a past leak can quietly make the next dam worse.

IF YOU FIND A DAM

- ☐ **Photograph the ice, the icicles, and every interior stain.**
Note the date and the unit or location, and give the record to your management company and board.
- ☐ **Keep people off the roof.**
Winter roof work risks serious injury and property damage. It belongs with professionals.
- ☐ **Route the fix to the attic, in order.**
Air sealing first, insulation second (Minnesota's code floor for ceilings is R-49), balanced ventilation third. The dam is the symptom, the warm attic is the cause.

ICE DAMS KEEP COMING BACK?

A first call takes about fifteen minutes and costs nothing, 612-440-8660. The full guide: trupointhoa.com/knowledge-center/ice-dams