



## Hidden Lake Estates Condominium Association

Owner Submission March 2021

### **Roofing, Venting and Cooling**

As the newsletter mentions, the designed 'cold-space' of your home for winter can become a 'hot-space' in summer. That heat often carries into living areas making them less comfortable than elsewhere in your home. There are various forms of roof-vents, attic fans, and other devices to help keep your home comfortable.

Also, for attic cooling check if there is a temperature-controlled power vent at the top of the roof, usually shaped like a squat mushroom, and to inspect and test that it is actually working. Ours I never hear, but the roofer checked it and said it was kicking on when the temp reached over 100 degrees.

If anyone is planning to replace their roof, I would recommend that you use a system that "floats" the shingle/shakes on lath with a specialized form of mylar-type bubble plastic stretched across that lath that is design to reflect heat. The reflector plastic and the shingles are nailed to a grid of lath boards that have spaces along the sides of the roof to allow air to enter under the shakes so they are less likely to curl, crack or rot. I believe it does reduce the heat loads and should increase the life of the shakes on the top. We'll see.

It is a system that has been tested in the western states. Calderone Roofing & Insulation out of South Holland replaced our roof in 2018 this way and went the extra effort to make this work. Our roofer gave us a deal that was actually less than some roofers who did not do the extra work, although it was not the cheapest offer.

Bill Graham (Unit 23)