

**With all the cold weather we have been having our house, typical 1970's construction, has been rather cool especially overnight when the fire goes out. I am now convinced that it is time to do something about the lack of insulation in my house. We have a limited budget and would like to know where is the best place to start? Would it be better to do the walls first or the Attic space?**

P. Beninger, Chelsea

It has been cold, you are right. Apparently we haven't had these cool temperatures since 2004. There are many things that can be done to improve the efficiency of your home. Windows and doors are always a good place to start. If insulation is a concern I would recommend looking at the Attic insulation first. As we all know hot air rises. A lack of good insulation and ventilation in the attic space will allow a lot of heat to escape from the living space, into the attic space, heating the underside of the sheathing, often melting the snow on the roof, causing ice dams, leaks .....and so on. Having seen your attic, the current insulation is about an R - 10, which is not much. It also appears that the local squirrels have rearranged things a bit. Standard new home construction these days recommends a minimum of R- 40 with some good builders going as high as R-60 as a standard. This could easily be achieved by adding 14 inches of blown in cellulose thermal insulation. This would actually give you an R-50. By doing this and adding ventilation baffles to the perimeter of the attic to maintain good attic ventilation you will notice a huge improvement. Imagine putting a lovely blanket over your house to keep the heat in. That is what adding this kind of insulation would do. I prefer the blown in cellulose over the batts because it is an even layer without thermal breaks as is often the case with gaps between batt insulation. Many of the cellulose type insulations also have soundproofing and fire resistant properties. Have a professional do the job !!





I welcome your questions please forward them to , Inspector Weeks ,c/o Peter Weeks Home Inspections [PWHI@sympatico.ca](mailto:PWHI@sympatico.ca) or by phone at 613.290.3697.

**Peter Weeks** has been a Chelsea resident for 19 years. As a general contractor since 1988, he has been doing **Residential Home Inspections** for about four years. He is a **National Certificate Holder NCA # 0323**. He is an Associate Member of OAHI (Ontario Association of Home Inspectors), CAHPI (Canadian Association of Home & Property Inspectors) and a member of the BBB in Good Standing.

Peter Weeks is a fully insured and qualified Home Inspector registered with the Royal LePage Relocation Services Program.

A home inspection can be one of the most important investments you'll ever make. Choose Peter Weeks to provide you and your family PEACE OF MIND during the buying process.