

Hot Water: Taps vs Tub

Shingle Repair from Snow Damage

By: Inspector Weeks 613.290.3697

Question # 1

Last week a large build-up of snow and ice came off my roof in one huge chunk. The noise was horrendous and I was glad nobody was underneath it as it came off. Now I notice that it has also taken off a few of the shingles on the lower section of the roof near the edge. The roof is due for replacement but it is not in my budget for this year. Can I just replace the few damaged shingles or do I need to replace the whole roof now? S. Nolet, Chelsea.

Occasionally when a buildup of snow and ice slides off a roof it can do some localized damage. As asphalt shingles age they become brittle and more prone to this kind of damage. In this case only a few of the shingles have been damaged. My recommendation would be to remove the damaged shingles and replace them with new ones. This localized repair should allow you to defer the complete job until next year. As asphalt shingles are installed from the bottom row upwards, carefully lift the tabs and remove the entire damaged section; all three tabs. Hammer in or remove any protruding nail heads. Trim the corners of the replacement shingle and then carefully slide the replacement shingle up and under the good shingle, carefully lifting its tab and re-nailing the new shingle. As a precaution, apply roofing mastic over the new nail heads and push the existing tab on to it applying a bit of pressure. This type of repair may not look the best but it should allow you to hold off a complete replacement until next year.

Question # 2

Why would the hot water at my bathroom sink be hotter than at my shower where I want the hotter water? S. Joyce Chelsea.

More than likely the hot water, single lever handle, at your shower has a temperature stop on it. This would have been installed to prevent scalding at the shower taps. Remove the shower tap handle and you will see interlocking pieces (usually white plastic) over the center stem of the cartridge valve with a plastic stop in an almost vertical position. Remove this piece and re-install the handle and screw. This should increase the hot water temperature to the same as your bathroom sink taps. But remember, now full hot will be Very Hotcareful. If this is not the case, or you are not comfortable doing this yourself, you would be best advised to call your local plumber. The hot water temperature should be the same from every hot water tap in the house.

I welcome your questions please forward them to , Inspector Weeks ,c/o Peter Weeks Home Inspections pwhi.rhi@gmail.com 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.

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.