

Question: The house that we are considering buying has a 2nd floor bathroom fan that vents through the roof. There appears to have been a shingle repair made quite recently in that immediate area. How can I be sure that It will not be a problem in the future ?? J.Gillean ... soon to be Chelsea resident.

Answer: You are correct to be concerned. Upon personally examining the roof it is obvious that this area has had some issues. I would like to make some recommendations. On the positive the overall condition of the roof is good. It appears to have a good ventilation system and I particularly like the "Maxi Vent" roof vent.

This type of vent can ventilate up to 1200 square feet of attic space very effectively. The bathroom fan vent that has been installed is incorrect and for that reason problematic. This type of vent cap is a wall type cap. It is designed to be installed vertically on a wall using air flow and gravity to allow the damper to open and close.

Once there is more than 6 inches of snow on the roof it will be buried. Then when it is turned on it will start to melt the snow in the immediate area. Then that melted snow will turn to ice and start a mini ice damn. From there the water will force its way under the roofing and.....well you can guess the restthe leaking will inevitably start !!!

The correct roof vent should be installed. A cap with a "goose neck" style would be the best in this application. This type of cap extends well above the roof line and then curves over to exhaust the air. This however may not be your best solution given the relatively low slope of the roof.

Your best plan would be to eliminate the opening in the roof all together. This is Canada, not Florida, the less holes we have on our roofs the better !! Redirect the bathroom fan ducting to the nearby soffits (roof overhang) and have it vent the warm moist air through the soffit and away from the house. The hole left from the old roof vent can be patched and re-shingled, hopefully never to be a problem again.

Peter Weeks has been a general contractor since 1988, he has been doing **Residential Home Inspections** for about four years. He is an Associate Member of OAH (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.