

By: *Inspector Weeks ... 613.290.3697*

Winter's here. With all the talk of snow and cold it has prompted quite a few calls about insulation; keeping the cold out and the warm in. Maurice St. Pierre of Wakefield called me just in the nick of time. He was about to start an insulation job on his home by insulating the ceiling of his basement. As we discussed, that would have been the wrong thing to do. By insulating the ceiling he could have been creating a breeding ground for mould. This method isolates the basement area from the rest of the house. Moisture can get trapped between the insulation and the floor boards and mould will result. Without getting into too much detail, the best thing to do is to insulate the exterior walls of the basement. Make certain all exposed dirt floors and insulated walls are covered with plastic and introduce heat into the basement area. Ultimately the heat will rise and the floor above will be warm. If your feet are warm, you will be warm.

Tom Barclay of Chelsea called me regarding his hot water asking if it is beneficial to insulate his hot water tank. If it is a relatively new tank (less than 8 years) my answer would be no. Most hot water tanks are insulated. On average the insulation value on a hot water tank is R-16, which is quite impressive considering a standard exterior wall is R-20. The amount of heat loss vs the cost of the insulating kit (approx \$125.00) is minimal. Furthermore that heat loss will be heating an area your furnace is also trying to heat. What you could potentially save in water heating will be spent by your furnace heating the space where your hot water tank is located. The best thing would be to leave it as is A big thanks to the Low Down for letting me write this column and my readers for your calls and e-mails ... MERRY CHRISTMAS and lets all have a great 2008 !!

I welcome your questions please forward them to, Inspector Weeks, c/o Peter Weeks Home Inspections 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 an Associate Member of OAHI (Ontario Association of Home Inspectors), CAHPI (Canadian Association of Home & Property Inspectors) and a member of the BBB. **He is a Qualified and Fully Insured Inspector.**