

Question:

With the recent snow that we have had most roofs now have a layer of snow on them. I have been asked by various different people about areas on their roofs where the snow has melted prematurely or left depressions in the snow on their roof. What is causing this and should I be concerned ?? Mike B. , Carol S. & Tom B. all of Chelsea.

Answer

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A layer of snow or frost on a roof can be very revealing while inspecting a home at this time of the year. The recent snows that we have had will have formed a nice even covering on the roof surface. When a specific area of the roof shows signs of melting quicker than other areas, it is a good indication that there is heat loss from the living space below. This heat loss will migrate up to the underside of the roof sheathing and melt the snow in that zone. Items such as bathrooms or oven hood fan vent pipes that are not properly insulated through the attic space are often the culprits. Inadequate or unevenly blown loose fibre insulation in a specific area will allow heat to escape causing the snow to melt. Batt insulation with gaps between them will allow heat to migrate through. My advice at this point , now that the deficient area has been identified, is to check the attic space directly below the marked or melted zone on the roof. Adding more insulation without compromising ventilation should help reduce or eliminate further melting. This melting, if left untreated, will form icicles and possibly the start of those unwanted ice dams and that's not good !

Inspectors' Note: Any irregular marks noticed on your roof on the morning of December 25th should be viewed in a different light. Merry Christmas to all and to all a good night !