



FOX HILL LUXURY REAL ESTATE SERVICES

ICE DAM CHECKLIST

Ice Dam Prevention & Attic Insulation Inspection Checklist

Cold-Climate Performance | Northeast U.S.

Property Address: _____

Client Name: _____

Date: _____ **Inspector:** _____

Attic Type: ☐ Vented ☐ Unvented ☐ Mixed

Roof Type: ☐ Asphalt ☐ Slate ☐ Metal ☐ Cedar

Exterior Temp: _____°F **Interior RH:** _____%

1. MOISTURE & DRYNESS VERIFICATION (MANDATORY)

- ☐ Indoor relative humidity between **35–45%**
- ☐ No visible condensation on framing or sheathing
- ☐ Framing moisture content \leq **15%** (meter verified)
- ☐ Roof sheathing moisture content \leq **16%**
- ☐ All wet/damaged materials fully removed
- ☐ Dehumidifiers & air movers operated until dry standards met

Notes:

2. ATTIC AIR SEALING – CEILING PLANE (CRITICAL)

- ☐ Top plates sealed
- ☐ Electrical boxes sealed
- ☐ Wire penetrations sealed
- ☐ Plumbing stacks sealed
- ☐ Chimney chase fire-blocked & sealed (fire-rated materials)
- ☐ Attic access hatch weather-stripped & insulated
- ☐ Bath fan housings sealed to ceiling plane
- ☐ No visible air pathways into attic

Result: ☐ Pass ☐ Corrective Action Required

3. ATTIC VENTILATION & BAFFLES

- ☐ Continuous soffit intake confirmed
- ☐ Ridge / roof exhaust venting confirmed
- ☐ Intake/exhaust balance visually acceptable
- ☐ Rigid ventilation baffles installed at every rafter bay
- ☐ Minimum **1–2” airflow channel** maintained
- ☐ Baffles extend above final insulation height
- ☐ Wind-washing blocked at eaves

Notes:

4. DORMERS & SLOPED CEILINGS (HIGH-RISK ZONES)

- ☐ Dense-pack cellulose installed in slopes
- ☐ Proper density achieved (no settling/voids)
- ☐ Air sealed at top & bottom of slopes
- ☐ Dormer cheek walls insulated & sealed
- ☐ Transitions to flat attic fully sealed

Result: ☐ Pass ☐ Upgrade Recommended

5. ATTIC FLOOR INSULATION

- ☐ Air sealing completed **before** insulation
- ☐ Cellulose installed as primary thermal layer
- ☐ Target R-value achieved: ☐ R-49 ☐ R-60
- ☐ Fiberglass top layer installed (if specified)
- ☐ No compression at eaves
- ☐ No exposed top plates or voids

Final Installed R-Value: _____

6. KNEE WALLS & UNCONDITIONED SPACES

- ☐ Thermal boundary correctly identified
 - ☐ Knee walls insulated on attic side
 - ☐ Rigid foam or dense-pack cellulose installed
 - ☐ Seams sealed (foam/tape)
 - ☐ Unconditioned spaces isolated from living areas
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7. EXHAUST & MECHANICAL VERIFICATION

- ☐ Bathroom fans vented **to exterior**
 - ☐ Kitchen exhaust properly ducted
 - ☐ Duct connections sealed
 - ☐ No exhaust discharging into attic
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8. FINAL QUALITY ASSURANCE

- ☐ Visual inspection complete
 - ☐ No insulation blocking ventilation
 - ☐ No air gaps at attic perimeter
 - ☐ No signs of future ice-dam risk
 - ☐ Client education provided (humidity control, winter operation)
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INSPECTOR SUMMARY

- ☐ Home meets Fox Hill Ice-Dam Prevention Standard
- ☐ Additional improvements recommended

I certify this inspection was performed in accordance with Fox Hill Luxury Real Estate Services' cold-climate and the building performance standards.

- ☐ Infrared thermal scan
- ☐ Blower-door-assisted air sealing
- ☐ Long-term attic performance monitoring



How an ice dam forms

