



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

7. EXHAUST & MECHANICAL VERIFICATION

- Bathroom fans vented **to exterior**
- Kitchen exhaust properly ducted
- Duct connections sealed
- No exhaust discharging into attic

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)

INSPECTOR SUMMARY

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

Recommended Actions (if any):

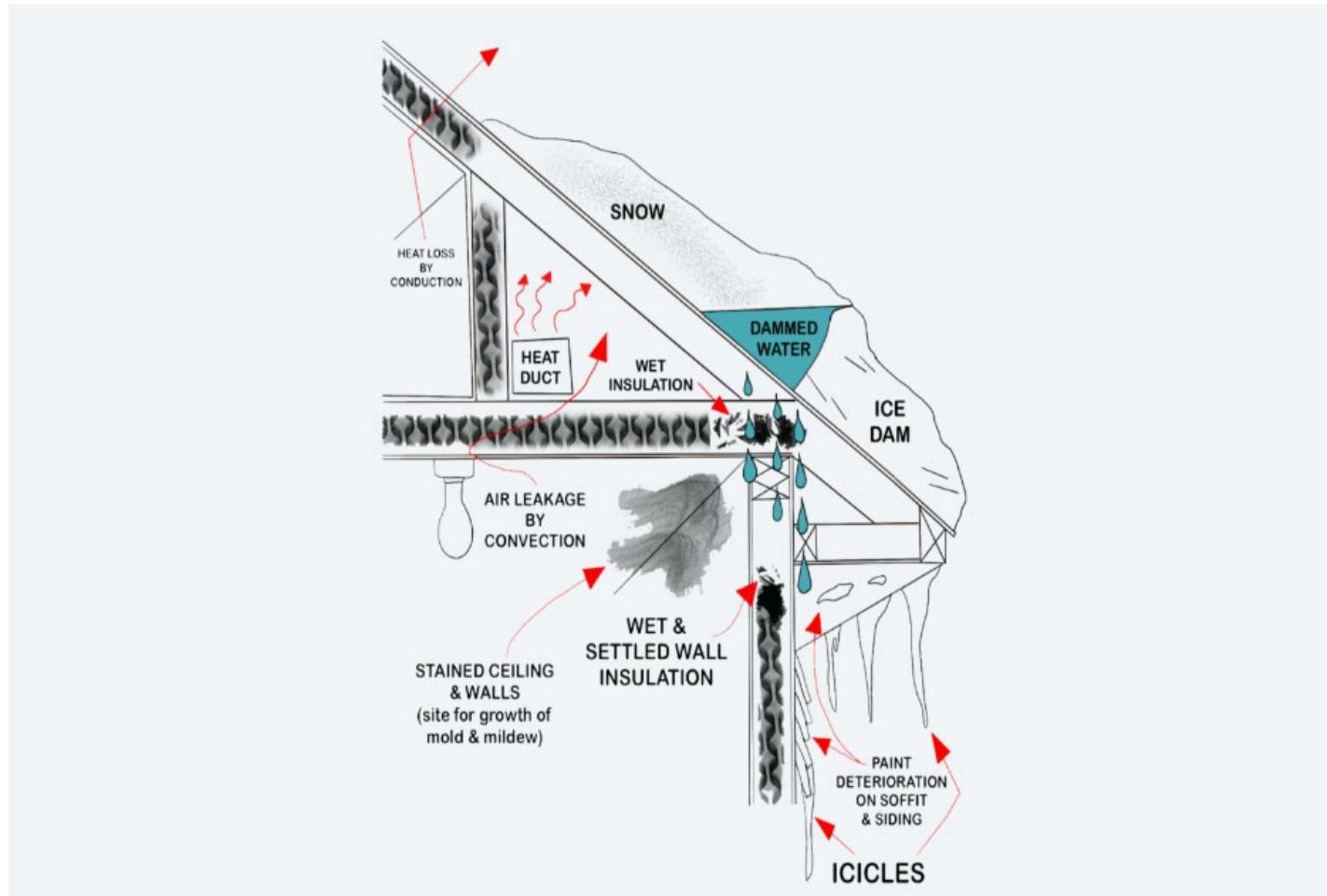
FOX HILL CERTIFICATION

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

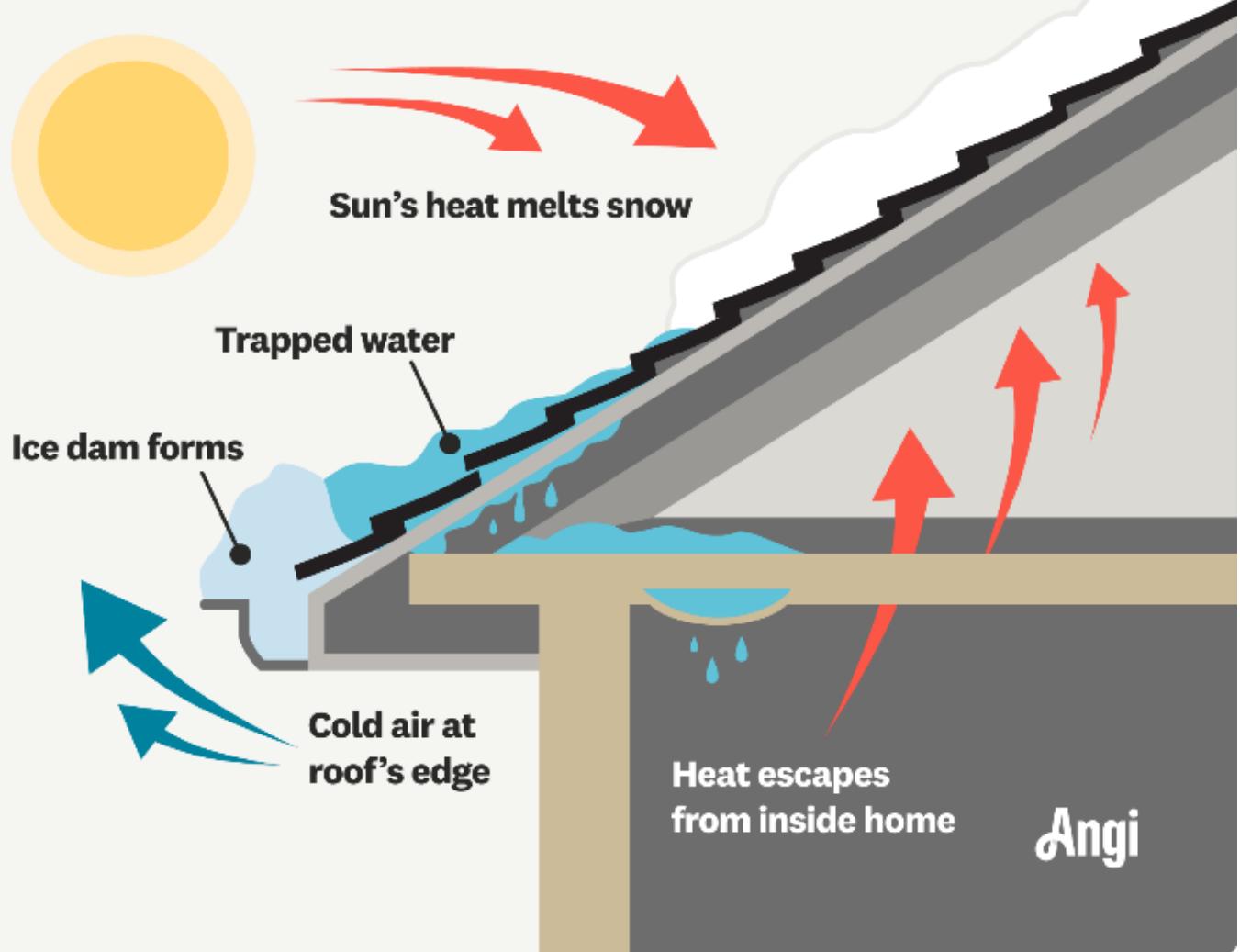
Inspector Signature: _____ Date: _____

Optional Enhancements (for Premium Clients)

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



How an ice dam forms



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