

Front of the House:





Roof peek, the Garage Bedrooms are on the right. The small vent is above the Bathroom Attic and the turbine vent is above the hallway. Old Chimney will be removed.

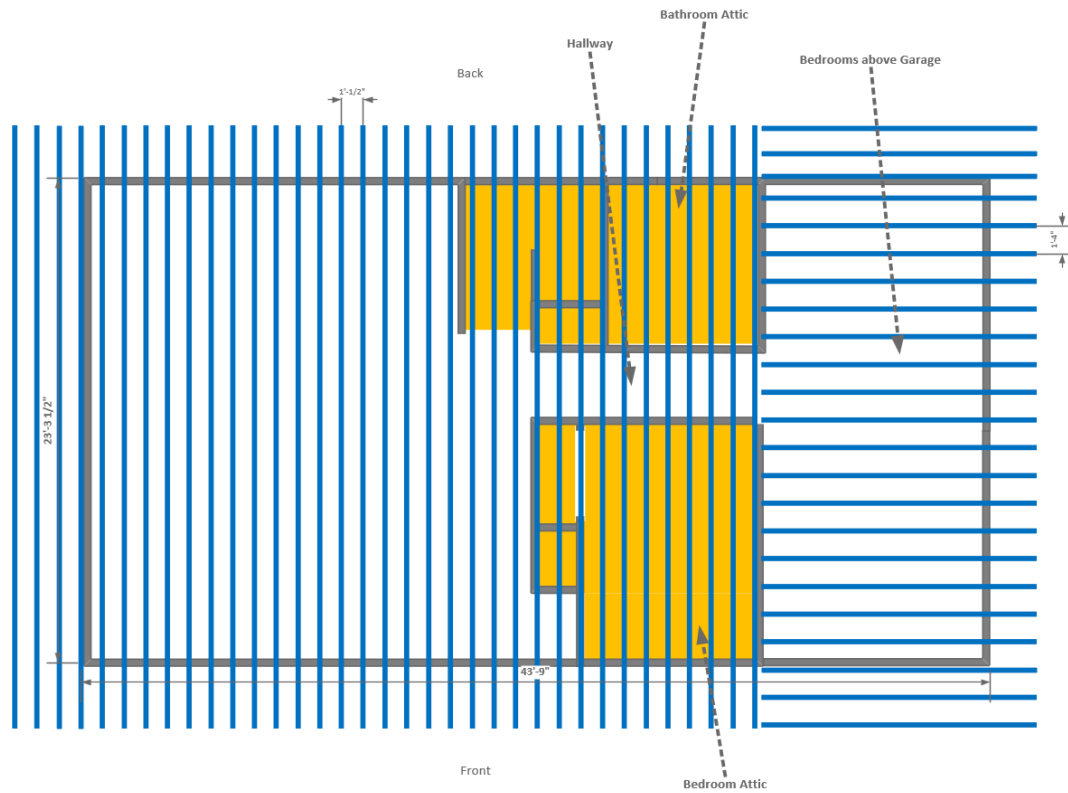


Roof peek, the Garage Bedrooms are on the left. The small vent is above the Bedroom Attic.



Left side of roof looking from roof peek.

Rafters Layout:



Yellow shows the “Normal” Attic Space. Rafter above the Bedrooms that are above the garage are 16” on center the others are 12.5” on center. This is just an approximation and not what the actual framing looks like.



Bathroom Attic Space from the access door that is on the knee wall in a bedroom above the garage.



Bathroom Attic Space from the access door that is on the knee wall in a bedroom above the garage. That is the Back Exterior Wall



Looking down a rafter bay above the Garage Bedrooms from the Bathroom Attic



Looking down a rafter bay that crosses from the Bathroom Attic, over the hallway and into the Bedroom attic. You can light from the turbine vent.



Looking down a rafter bay where all the Garage Bedroom Rafter meet. The view crosses from the Bathroom Attic, over the hallway and into the Bedroom attic.



Bedroom Attic space from access hatch in the bedroom ceiling. You can see the White insulation in the rafter bays above the garage bedrooms.



Bedroom Attic space from access hatch in the bedroom ceiling. That is the front exterior wall.

I do have a few questions based on some options I have explored that maybe someone could help answer.

Sprayfoam

The contractor I brough in recommended we strip the roof, remove the sheeting, remove all the paper back and then spray foam directly onto the plaster ceiling. I believe this is the BEST option but also the most expensive. Does anyone disagree? Could we just spray foam on top of the paperback insulation to avoid having to rip it all out?

Dense packing Cellulose

There seems to be A LOT of mixed opinions on this...

Rigid insulation

Could I use rigid insulation directly on top of the roof deck then install shingles on top of that? What would need to be done with the vent space between the paperback and the roof deck?