



Border
Home Inspections
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Aulden Reid Certified Residential/ Commercial Inspector

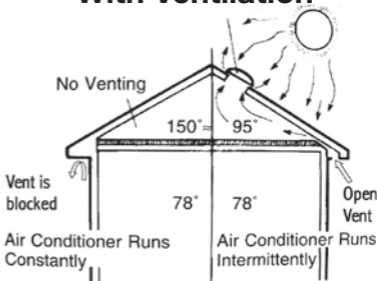
Q: Attic Venting

As a home inspector I look at all the major systems of your home, including the often over looked Attic area. An attic serves many purposes such as providing structural stability to the walls, adding a layer of insulation to trap heat inside the conditioned portion of the home, it also provides a place to run wires for lights and a means of shedding snow and rain. While it is important to have adequate insulation many homeowners over-do it by blocking the venting areas with insulation.

An attic must breath properly to prevent problems such as condensation and ice damming. The most common method of venting an attic today is by using soffit and gable vents. Some homes also have vented ridges while others have powered or passive vents such as turbines. No matter what combinations of venting you have, it is very important that the air can freely enter and exit the attic. Avoid placing insulation into areas that might impede airflow such as near the soffits. You should also seal exhaust fans in ceilings as best you can to keep the warm moist air from entering the attic where it can create mold. Finally it is never a good idea to vent fans from bathrooms or range hoods directly into the attic space.

Remember the attic area is not adequately vented it gets very hot and leads to premature failure of the shingles in summer and ice damming in winter to name only a few issues. If you would like your attic area evaluated or more information about Border Home Inspections be sure to give me a call or visit my web site **WWW.BORDERHI.COM** for more home owner links.

With Ventilation



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