



# ATTICS

Commercial & Residential  
Building Inspections & Indoor Air Quality Testing

The attic is the area of a building that is the space just below the roof of the building and above the living area ceiling of the house. The attic usually contains the roof support system (truss, rafters) for the building and it is usually insulated to reduce heat loss or gain. Along with proper support for the roof, the attic should also contain proper ventilation based on local climate to protect the attic from damage caused by excess heat in the summer and moisture in the winter.

## Ventilation

Proper attic ventilation in Idaho should keep attics cool in the warm months and reduce moisture to keep attics dry and prevent ice dams during the cold months. Properly designed ventilation should provide free flowing air along the entire under side of the roof deck for optimum results. Attic ventilation should include intake vents (usually at eaves) and exhaust vents (usually near peak areas). Properly vented attics;

- Validate new shingle warranties and helps shingles and roofing materials last longer.
- Help prevent the formation of ice dams and moisture damage during the cold months.
- Keep excess heat out of building so the living areas stay cooler and the air conditioners run less.
- Keep excess moisture out of attic that may lower the R-value of the insulation and may cause mold growth and rot on the wood roof system.

## Types of Ventilation May Include:

- Under eave vents
- Wind Turbine Vents
- Powered/mechanical vents
- Roof Surface Vents
- Gable end vents
- Continuous soffit vents
- Ridge Vents

## Common Defects Found in Attics

- Poor Workmanship / Material Defects
- Fungal Contamination
- Improperly or Unconnected Duct Work
- Roof Leaks
- Improper Ventilation
- Inadequate insulation
- Improperly installed wiring and fixtures
- Broken Trusses / Rafters
- Pest Intrusion

