



## **ATTIC HEALTH** - Is your attic full of nasty but hidden problems?

### **Raccoon Roof Damage**



A healthy attic is something to strive for – to help keep your home healthy. However, many homes have serious attic problems such as ‘critters’ (rodents, raccoons, etc.), flying insects nesting there, birds and even bats nesting inside. These pests can easily enter your living space if an opportunity presents and you’ll regret not pre-empting such a problem.

Dampness and resulting mold /rot can really become an issue when your attic is not sufficiently vented and /or if pipes are improperly ducted to the attic instead of to the exterior. Insufficient insulation can also cause your house to lose heat and collect moisture. (Note: ‘critters’ love to disturb insulation and can really wreak havoc) A leaky roof can weaken the structure of your whole house! When is the last time YOUR attic was checked for problems which can affect your home’s health and that of your family?

### **Disconnected exhaust pipe discharging moisture into an attic.**



*If you're not sure what to look for,  
consider a Safety Inspection by a  
professional Home Inspector.*

Glenn Duxbury & Associates  
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***"Uncovering Tomorrow's Surprises, TODAY !"***

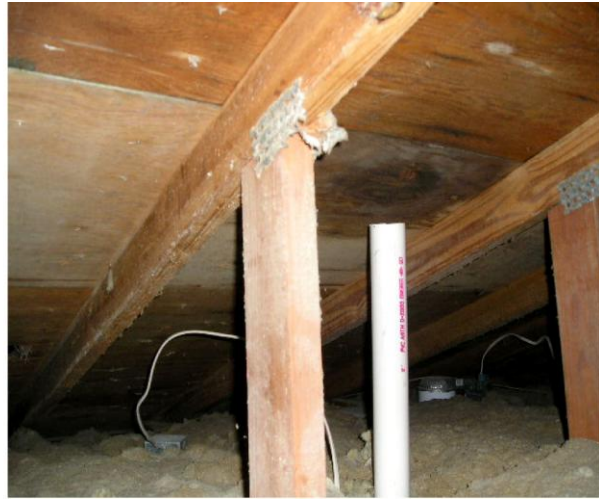
Most folks understandably just don't ever go into their attic (it can be dusty, dirty and outright scary for some people) – and any issues simply stay “out-of-sight and out-of-mind”. Also, attic access (upper floor ceiling hatch, typically) can be difficult in many homes, depending on where the access hatch has been placed. The access points are often poorly located in a small bedroom closet and are obstructed by storage of clothing and other belongings.

A regular check of your attic – especially during or right after a heavy rain - can highlight the beginning of a roof-leak (deteriorated roof-covering or damage) can also uncover other important issues such as were mentioned above...

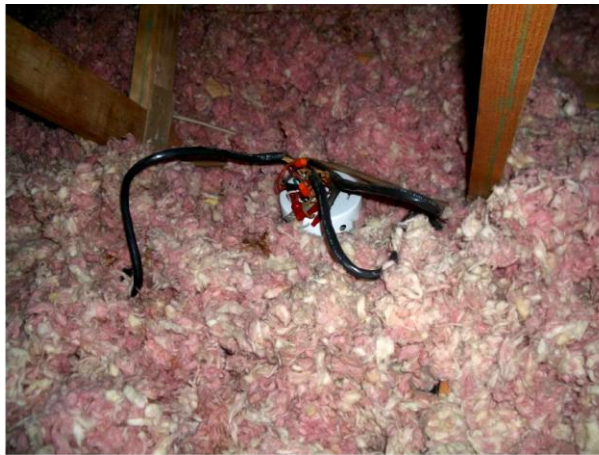
Do you have unwanted conditions “up there”? If you cannot check your own attic or just don't want to, consider a condition-check of that often overlooked space by a professional Home Inspector who knows the signs of problems which can really affect your home and family. An improperly-vented discharge from your furnace /boiler /water heater and any or all of your bathroom /kitchen /laundry exhaust systems can introduce many litres of damaging moisture per day into your attic, which can then condense if the entire space is not ventilated for drying...



## PHOTO GALLERY: Nasty but Hidden Attic Problems...



(Left) Moisture discharging improperly from a disconnected pipe has frozen into giant icicles during the winter. All I can say is a “LOOK-OUT BELOW” when all this melts! (Right) The plumbing stack was not extended through the roof properly and is causing WOOD-ROT.



How bad is the exposed (or hidden) electrical work and ductwork in your attic?



**Broken roof structure**



**Bats living inside an attic**