

Home Inspection Service

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Attic

Personal items and insulation may impair a full visual inspection of the attic. Conduct a thorough visual inspection when the personal items have been removed.

Access to the attic area is through a stairwell leading to the attic. The entry door does not have weather-stripping installed around the door nor is the door insulated. We strongly recommend that you insulate the door and install weather-stripping to reduce heat loss to the attic area through the door during the heating months of the year.

Ventilation for the attic is provided by windows and a ridge vent. The roof is supported by wooden rafters in overall good condition although one rafter has been repaired in the past. The repaired rafter appears to have been properly repaired.

The roof sheathing is constructed of wooden boards which appeared to be in overall good condition.

There is a floor installed in the attic. Cellulose insulation was installed underneath the floorboards.

There are permanently installed electric lights installed in the attic area. These were operational at the time of inspection.

There are some old water stains present around the chimney and plumbing vent pipe areas. There did not appear to be any active leaks at the time of inspection. It had not rained in over a week and the areas were dry.

The roof of the attic is partially insulated with 6 inches of fiberglass insulation which was not properly ventilated. We recommend that you consider installing sprayed foam insulation in the attic area if you desire to use this as living space as sprayed foam insulation does not require ventilation.

Have an energy audit performed on this home to determine what steps may be taken to reduce energy consumption. A number and a website for an energy audit have been provided as a part of this report after the written section of the report.