



AIR VENT UNIVERSITY LESSON PLAN

May 2024 Lesson Plan

Home Buyer Beware: How's the Attic Ventilation?



In our podcast interview with home inspector Vince Vargas, VIP Inspections, Houston, TX, he said among his clients' top concerns when buying an existing house is the condition of the roof including the attic ventilation. For good reason it's top of mind. A balanced flow of intake and exhaust air through the attic helps remove heat and moisture throughout the year as well as help fight ice dams. Improper attic ventilation can affect the life of the roof, the comfort level of the occupants, the energy bill, the indoor air quality and much more.

Here are a few highlights from our conversation with Vargas:

1	Yes, building code offers attic ventilation guidance but that's trumped by the manufacturer's installation instructions. And what do those installation instructions say exactly?
2	Besides hiring a professional inspector there are things home buyers can do before buying an existing house to have confidence in the roof and the attic ventilation.
3	The seller of the house should be as invested in the attic ventilation's condition as the buyer, or it could stall the sale or worse.

Listen to our podcast episode with Vargas: <https://youtu.be/t4P-2Yawc90?si=HRYkH4Ua7J4RDyq4>



Read our interview with Vargas: [Home Buyer Beware: How's the Attic Ventilation? \(roofonline.com\)](#)

NOTE: Photo is courtesy of Vince Vargas, VIP Inspections. In this photo, gable vents (a type of attic exhaust vent) were installed near the ridge vent (another type of attic exhaust vent), which can lead to inefficient airflow. Best practice is that one attic exhaust vent type be used with proper soffit/intake venting and adequate insulation to provide effective airflow/ventilation.

