



Valued Home Inspectors Inc.

Patrick M. Corbett

Home Inspection Services



ATTIC:

Before Summer Heat starts

Here are some things to check out beforehand...

VENTILATION OK:

- Soffit areas (Interior / Exterior) all clear and clean for proper air flow
- Screened roof vents (Interior) all Clean and Clear
- Do you have Thermostat Controlled Vent Fan Installed (Recommended)...

MISC QUESTIONS:

- Insulation between ceiling joists satisfactory or old/needs replacing
- No exposed electric wiring-Junction Boxes
- Any Light Fixtures with insulation around them (Not rated for it)
- Any Moisture stains around: Plumbing Vent / Chimney / Other Vents (Bad Flashing)
- Are Bathroom / Kitchen vents "Venting into Attic"
- All Duct-Work satisfactory (No loose/exposed areas)
- Any Moisture stains around roof sheathing
- Windows ok (No Cracks--Moisture coming through)
- No signs of daylight for animal entry (Ex: Fascia-Soffit-Gutter areas)
- Chimney Satisfactory: (Brick Pointing--Metal has no Rust/Exposure)
- Air Handler Present:
 1. Is there a Pan below unit in case it leaks
 2. Refrigerant Line Insulation (The larger line) is satisfactory
 3. Spare Filters "On Hand" and current one is Clean
 4. Two Condensate Drain Lines Installed:
(One from the pan itself to extend just past gutter..To be visible from exterior)
If this line dripping-get to Attic ASAP...It means pan is filled with water.
(Other one into gutter from unit itself--This will always drip which is normal)

Alarms are for emergencies.
Perspective is for home inspection.

Protecting Peace of Mind

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