

The Patch Man Roof Report

Attic Ventilation



mention mold build-up, which can seriously affect your health.

On sunny days, without proper ventilation, attic temperatures can reach 160 degrees, baking the roof deck and causing premature failure of the roofing materials.

In the winter, moisture build-up condenses on the attic structures and can cause serious damage within your home.

In order to achieve a properly balanced ventilation system, a continual path in the attic that allows fresh air to enter and exit should be installed. This can be accomplished by two types of venting, intake vents and exhaust vents.

Intake vents are located at the eaves or soffit and allow for fresh air to flow into the attic. Exhaust vents are located at or near the ridge area and allow for air to exit the attic.

The minimum ventilation requirement from the roofing industry and most building codes require one square foot of net free area (open venti-



lation area) for every 300 square feet of attic floor space. This area must be balanced with half of the openings at the ridge to provide for exhaust ventilation and half of the openings at the eaves or soffit area for intake ventilation.

Proper ventilation is considered to be such a critical factor that major manufacturers of roof shingles void their warranties if adequate ventilation is not provided.

With heating and cooling costs continuing to rise, having a proper balanced attic ventilation system can reduce your energy consumption and prevent unnecessary and costly out of pocket expenses down the road.

A continuous ridge vent, which is installed at the peak of your roof along with the proper intake vents is by far the best and most efficient way to ventilate your attic. Continuous ridge vents are available in many styles. The

newer designs are made of hard plastic which allow you to cover them with the standard cap shingles.

When applied properly they provide a sleek look to the roof. All you see is a thin shadow line where the cap shingles are raised above the regular shingles.

I hope the information from this report is helpful. Please call if you have any questions.



THE PATCH MAN

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Welcome to the Patch Man Roof Report, a series of reports that address the proper maintenance and care of your roof, one of the most important and misunderstood structures of a home.

The Patch Man has been servicing and repairing roofs for over 30 years and is experienced in finding solutions for most roofing needs. For years now I have come across more roofs failing due to inadequate attic ventilation.



The more airtight the houses are being made by weatherstripping, caulking and insulation, the greater the need for proper attic ventilation. If a home cannot breathe, unwanted heat and moisture can develop in the attic and eventually cause serious damage to the roof sheathing, rafters and roof materials, not to