

Question: At a recent home inspection, while investigating the attic, I found a bathroom exhaust vent pipe which was venting into the attic space. I pointed this out to my client and she asked me.... "**Is this a problem ?**" and "**What do I need to do to fix it ?**".

Jane Griffiths

Answer: **Yes, it is a problem** and unfortunately I see it quite often. The purpose of a bathroom fan is to get rid of stale, humid air from baths, showers and general bathroom use. This helps reduce the growth of mould and mildew in the bathroom. By exhausting it into the attic space, you are simply transferring the problem from the bathroom to the attic. This stale air must leave the building. By allowing it into the attic space, it can create serious condensation and mould problems on the underside of the roof sheathing, trusses and insulation. All bathroom exhaust ducting must a) be insulated and, b) exit the building either through the roof or ideally through the soffit using specific exit vents for the application. No, getting the exhaust pipe **close** to a roof vent does not qualify as exiting the building !!!

Peter Weeks has been a Chelsea resident for 15 years. As a general contractor since 1988, he has been doing residential home inspections for about one year. He is an associate member of OAHI (Ontario Association of Home Inspectors), CAHPI (Canadian Association of Home & Property Inspectors) and a member of the BBB. **He is a Qualified and Fully Insured Inspector**. Forward your question to , Peter at pwhi@sympatico.ca or by phone at 290.3697.