

PROTECT YOUR GREATEST INVESTMENT
CALL THE "INSPECTOR'S INSPECTOR"



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Q&A:

"ASK THE INSPECTOR'S INSPECTOR"

MCDONALD HOME INSPECTION, INC.

ILLINOIS LICENSE # 450001666

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About MHI

McDonald Home Inspection, Inc. is owned and operated by Jim McDonald, a life-long resident of Rockford, IL and vicinity with strong community ties. MHI is not a franchise with a revolving stable of novice inspectors. All home inspections are performed by me, an inspector with over 30 combined years in residential, multi-family, and

Q&A: "Ask the Inspector's Inspector"

by Jim McDonald, Owner MHI / IL Licensed Home Inspector

McDonald Home Inspection (MHI) has started a new question and answer eNews series to help homeowners, home seekers, and realtors understand important tips about home inspections and maintaining your home, with the occasional humorous "home inspection nightmare" sprinkled in. Learn and enjoy!

Email with your good questions to answer in future issues: ASK@inspect4us.com

Visit the McDonald Home Inspection website to learn more: www.inspect4us.com

Builder Blunder

*Past Client of McDonald Home Inspection asks:
January 2010*

Q: One of several issues you found in a home we

commercial building,
rehabilitation and
inspection.

Contact MHI

To schedule your
inspection (usually
within 48 hours):

1. Call Jim at (815)
742-1083

OR

2. Send email to:

JIM@inspect4us.com

with your phone #s,
current address, and
property address and
when you are hoping
to schedule your
inspection.

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had tried to purchase was that the bath fan was not vented to the outside. Your report indicated that the fan terminated in the attic. The seller had a local builder investigate this further and he said that the house was built with enough cross ventilation so that it would not need to be vented to the outside, and besides if it was vented outside it would cause ice damming. The report picture showed obvious signs of possible mold and de-lamination of the plywood sheathing in the attic. Can this be fixed and is the builder correct?

A: The de-laminating plywood sheathing and if in fact the black discoloration is mold, are the two safety issues. Today's construction requires this to be done to avoid these problems. This house was about 30 years old so the bath fan may have been installed later. If you don't want to vent it out the outside overhang then vent it out the roof.

All problems and issues pertaining to a house can be corrected or repaired. Cost will depend on how severe the issue is. Just call another builder since this guy seems to have some cross ventilation going on in his own head.

For more helpful links about systems that keep homes safe and running smoothly, visit "HELPFUL" tab on my website.