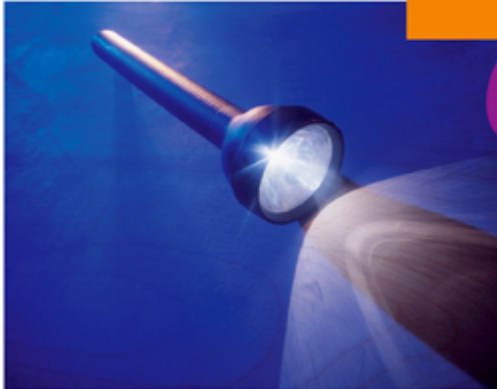


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Q&A:

"ASK THE INSPECTOR'S INSPECTOR"

MCDONALD HOME INSPECTION, INC.

ILLINOIS LICENSE # 450001666

JAMES D. MCDONALD / INSPECTOR-OWNER / 2603 CHEROKEE TRAIL / ROCKFORD IL 61107 / 815 742-1083 / JIM@inspect4us.com

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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 commercial building,

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

Pane in the Glass

From Rockford Realtor

November

2009

Q: Bought a fixer upper and want to put glass

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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2603 Cherokee Trail
Rockford, IL 61107
PH (815) 742-1083

JIM@inspect4us.com

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block in the foundation windows. I was told that according to code we couldn't block these up. Would egress be an issue here?

A: According to building code, the small window opening left around the poured concrete or block foundation walls were put there for ventilation purpose. How many depends on the make-up of the basement for cross ventilation. They are difficult to open or lock, cold air blows through them, steel frames rust out, rarely maintained and consequently just enough room for a mammal or lanky felon to get in.

Would this ventilation make a difference in a damp basement? If you have a damp basement, you are going to have to find other ways to dry it out.

Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. A sill height of not more than 44 inches above the floor, a clear opening minimum of 5.7 square feet with nothing less than 20 inches width and/or 24 inches in height. According to John Mazanowicz of the Winnebago County Building Department, this is soon to be the building code for all new basements poured in Winnebago County.

For more helpful links about systems that keep

homes safe and running smoothly, visit

"HELPFUL" tab on my website.