



Q&A:

"ASK THE INSPECTOR'S INSPECTOR"

MCDONALD HOME INSPECTION, INC.

ILLINOIS LICENSE # 450001666

JAMES D. MCDONALD / INSPECTOR-OWNER / 8453 FOREST PRESERVE RD / DURAND IL 61024 / 815 742-1083 / JIM@inspect4us.com

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, 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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Durand IL 61024
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www.inspect4us.com

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

Reader Vents at Long-Gone Roofer

From Byron, IL

Q: I put a new asphalt shingle roof on my house less than 10 years ago. The roofer (who has since gone out of business) told me it would last 30 years according to the manufacture's warranty. From ground level I can see the shingles are already starting to curl. Do you know what would be causing this if they were supposed to last at least another 20 years?

A: Dear Byron, Excessive heat in the attic from a poorly ventilated roof will result in accelerated aging of the asphalt shingles, not to mention excessive moisture build up in the attic. Ridge venting at the very peak should run most of the length of the roof. More common individual mushroom vents should occur for every 300 square feet of attic space. Neither of these will do much good without adequate soffit ventilation. These screened grids can become blocked with paint or insulation blown in over the top of them. Unfortunately your roof warranty would be void if the manufacturer decides that the roofer's installation did not comply with their warranty instructions. Hope this helps. I'll be happy to assess the situation if needed. For more helpful links about systems that keep homes safe and running smoothly, visit the "HELPFUL" tab on my website.

| "ASK THE INSPECTOR'S INSPECTOR" IS PROVIDED TO IL HOMEOWNERS, HOME SEEKERS, REALTORS |

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