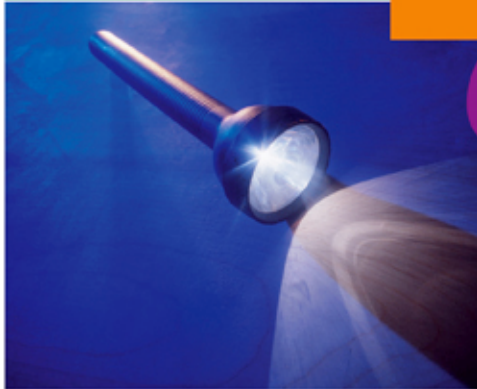


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Q&A:

"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, 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

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

Scaling, Flaking, Cracking, Peeling

From Rockford Buyer

July 09

Q: We bought a home with which the driveway and walkways are all concrete. The driveway (new 2008) is flaking away where the car is parked and the walkways are peeling off. After sweeping the driveway to rid it of winter slush, it appears that I have lost the first half inch of concrete.

The walkways have never had any de-icing chemicals on them but still are scaling so that the aggregate is now showing. Is there any explanation or prevention for this?

A: Flaking, peeling, scaling - sounds like a job for a dermatologist.

All kidding aside it sounds like the driveway may not have been properly installed. Air-entrained concrete, produced by using an admixture during the mixing of concrete, is the missing agent. The

hoping to schedule your inspection.

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mixture is millions of microscopic air bubbles allowing freezing water to expand without damaging the concrete. Flat work as in steps, driveways and walks should be air-entrained concrete. Since its introduction in the 30's, there is really no excuse if in fact the wrong mixture of concrete was used.

The walks, which are spalling/scaling, could have been the same issue as above, a poor mixture or finished improperly. The latter two are seen more often on walks and stoops of track homes. If the "bleed" water on top is not allowed to evaporate before finishing, the water will be worked into the surface, weakening it. There are products to patch the walks that I'm not sold on yet for various reasons. The driveway, considering its volume and size, will keep getting worse and doubt there is any repair that would give it a normal lifetime. Replacement might be your only option.

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

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

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