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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

Shadows of Knight

Rockford Homeowner asks:

March 2010

Q: There are dark lines on the drywall ceiling

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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below the attic in our house. The lines coincide with the ceiling joists. Would you have an answer for what could be causing this?

A: Sounds like you only have insulation between the joists in the attic floor while the tops of the joists are exposed to the low winter temperatures in the attic. Since the wood joists are not effective insulators, they act as thermal bridges. Consequently, the temperatures at the underside of the joist (at the drywall ceiling) is lower than the adjacent sections of the ceiling that are covered with insulation batts. Because of the lower temperature below the joist, condensation tends to form along these areas. Over time the moisture traps dust and also results in mildew growth, which shows up as shadow lines.

To prevent this from recurring, first paint the ceiling using mildewcide mixed with the paint. Next, insulate the attic over the exposed ceiling joists at least six inches. No foil or kraft-paper type vapor barrier should be used.

FYI - the 1965 rock band, "Shadows of Knight" member's parents were plagued with this very same mystery. While staring at the ceiling one "night" as there teenage sons hammered away on their instruments in the basement, the name was born. The "K" was added later to emulate the classic act.

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