



# 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](mailto: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  
PH (815) 742-1083  
[JIM@inspect4us.com](mailto:JIM@inspect4us.com)  
[www.inspect4us.com](http://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](mailto:ASK@inspect4us.com)

Visit the McDonald Home Inspection website to learn more:

[www.inspect4us.com](http://www.inspect4us.com)

### Pictures speak a thousand words

*From Berkeley, CA*

Q: My husband and I added more fiberglass batt insulation over the top of our existing cellulose insulation in our attic. Our return on our investment could show up in as little as two to three years plus what we saved on hiring a handyman versus an insulation contractor. Long story short, he only finished half the job and is coming back after repeated calls. Now we are wondering if it was even done correctly. Will these pictures alone be enough to comment on his workmanship?

A: Dear Berkeley, Judging by the attic pictures I'm going to guess your home is 40 - 60 years old. Much of the homes built back then only had single pane glass and poorly insulated walls and attics. Moisture in the home could easily find their way out. With today's construction and remodeling techniques, almost all moisture goes out through the attic. \* Check 4/09 news letter which talks more about the importance of ventilation.

The first thing to remember is that there is no need for the vapor barrier (paper faced fiberglass batts) installed over existing insulation. This will cause moisture problems, so unfaced would be the choice. Second, even if it were ok, the vapor barrier should always face into the living or heated space. Instead of removing the faced batts, have your handyman slice them with the utility knife. Blown in loose fill is another alternative. After you kill your handyman you can bury him in it.

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