

Borealis Home Inspection Service

1103 7th St.
Hudson, WI 54016
(888) 599-3030

Doc #: 124A Inspector: Dave Mashek

Date: 7/23/2004

Dwelling Address: 2424 Oak Ave.
Northbrook, IL 60062

Client Name: Jim Buyer
700 Park Lane
Naperville, IL 60563

Client's Agent: George Nowlin Real Estate Company: Century 21



Borealis Home Inspection Service

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Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal.

There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing.

This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product safety Commission) web site for recall information regarding any system or component.

DEFINITION OF TERMS

Listed below is a definition of keywords which precede some comments used in this report.

FUNCTIONAL - Performing its function and its condition is appropriate for its age and use.

MARGINAL - Performing some or all of its functions, but not as intended, and/or its condition is not appropriate for its age and use. Requires repair or maintenance to become FUNCTIONAL.

NON-FUNCTIONAL - Not performing its function or its condition is not appropriate for its age or use. Replacement or extensive repair will be required to make FUNCTIONAL.

HAZARDOUS - A potential or current safety hazard. Correction of condition is recommended.

COMMENTS - condition requiring further explanation. Does not necessarily represent an improper condition or need for repair.

LACKS MAINTENANCE - Currently functioning, but appearance and/or age indicates that limited remaining life is expected.

NV - Not visible/not inspected.

N/A - Not applicable/not inspected.

GENERAL CONDITIONS

1001	Inspector	Mr. Inspector.
1002	In Attendance	Buyer(s); Buyers Agent; Seller(s).
1003	Occupancy	The property is occupied. This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.
1004	Property Information	This is a single family home.
1005	Levels	2 story structure.
1006	Estimated Age	This structure is approximately 50 to 55 years of age as stated by the sellers. New addition added in 1991.
1007	Weather Conditions	Weather conditions at time of inspection were warm. Temperature at the time of inspection was in the 70's.
1008	Start Time	9:00 AM.
1009	Stop Time	12:00 PM.

General Home Inspection

Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.


This inspection of the exposed foundation/structure is not a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation/repairs a part of this inspection. Code compliance/manufacturer's specifications or any product/component or item should be verified through the local building authorities, the company who manufactured the product or item, or with seller prior to closing.

Step #	Component	Comments
1101	Driveway	Functional. Asphalt.
1102	Walkways	Functional. Concrete.
1103	Exterior Wall Cladding	Functional. Brick. Siding on this home is covered with metal/vinyl. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.
1104	Trim	Functional. Trim on this home is covered with aluminum. The inspector is unable to view the condition of covered areas. It is important to keep trim well caulked and sealed to prevent moisture penetration.
1105	Window & Frames	Review. Casement; Metal frame; Vinyl frame. Caulking should be applied around all windows, doors, and any voids where necessary. Loose glazing observed at 1st floor right, suggest re-glazing as necessary.



1106	Exterior Door(s)	Maintenance. Wood. Door is damaged. Seasonal binding of service door. Recommend review for repair or replacement as necessary. Concrete settlement by door. Wood rot with peeling paint at plaster base. Caulking needed.
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General Home Inspection

1107	Gutters / Downspouts	Maintenance. Aluminum. Debris blocked downspouts observed at rear, suggest cleaning gutters and downspouts, which should be a regular part of maintenance.
		
1108	Fences / Gates	Functional.
1109	Electrical	Functional. Ground fault interrupter provided for safety.
1110	Electric Meter(s)	Functional. The electric meter is located at the first floor.
1111	Gas Meter(s)	Functional. The gas meter is located at right side. The main gas shut off valve is located at the meter.
1112	Exterior Faucets	Review. Hosebib located at back is not properly secured to wall/framing. Corrections are needed to prevent twisting of pipe which can cause leaks.
1114	Bell / Chime	Functional. The bell/chime(s) is located at the 1st floor right.

General Home Inspection

- 1115 Lot / Grade Drainage Maintenance. Minor slope. Grade appears to slope toward the foundation at back. Reshaping the area around the foundation to move water away from the structure would help to minimize movement of the foundation system which can be caused by poor drainage.



- 1116 Foundation / Type Functional. Basement.
- 1117 Retaining Wall(s) Maintenance. Minor eroded mortar observed at back, suggest tuckpointing as necessary to prevent further damage.

General Home Inspection

1121 Porch

Review. Wood. Uneven step rise. Corrections are needed to ensure safety.



Roof has poor selvedge edge roll roofing surface.



1122 Stairs / Steps Functional.

1124 Exterior Comments A tree at front is in contact with or very close to the dwelling. Trees this close can cause damage during winds or as the tree continues to grow. Removal or other options to prevent such damage is recommended.

Limited review in back due to excess storage. Sag in East, West walls. No pull in rooftop.

General Home Inspection

Roof

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection. If such a review is desired, client should contact a qualified licensed roofing contractor.

Step #	Component	Comments
1201	Methods Used To Inspect	The roof was inspected from the ground.
1202	Material/Type	Asphalt composition shingle.
1203	Exposed Flashings	Review. Galvanized. Minimal soffit vents. Recommend re-sealing all flashings and through the roof vents as a part of routine maintenance.
1204	Skylights	N/A.
1205	Conditions	Review. Ice damming observed, which is usually an indication of an inadequately insulated and/or ventilated attic space. Recommend review by a licensed roofer for corrections as necessary prior to close.

General Home Inspection

Basement

Water seepage and moisture penetration are common problems in basements usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the basement cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: The presence of a sump pump can suggest water has or may enter the basement. Most causes of moisture or water penetration at the foundation can be corrected by improving the drainage at the exterior. Prolonged or heavy rains may occasionally bring seepage. Moisture in a crawlspace can promote wood decay, therefore crawlspaces should be adequately ventilated and vents should be left open year round.

Step #	Component	Comments
1601	Access	The basement was accessed from the hall. Limited access due to personal belongings, client is advised to confirm condition with sellers prior to close.
1602	Stairs	Functional. Wood.
1603	Floor	Marginal. Missing tiles.



1604	Walls	Functional.
1605	Ceiling	Functional. Drop ceiling.
1606	Exterior Door(s)	Functional.
1607	Closet / Wardrobe	N/A.
1608	Joists	Functional.
1609	Sub Floor	Functional.
1610	Support Posts / Columns	Functional.
1611	Beams	Functional.
1612	Windows	Functional.

General Home Inspection

1614	Electrical	Functional.
1615	Ventilation	Functional.
1616	Insulation	Functional.
1617	Laundry Tub / Sink	Marginal. Inadequate drainage causing backup of discharge from dishwasher and kitchen sink.



General Home Inspection

Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible.

Step #	Component	Comments
1701	Shut Off Valve Location	Main shut-off is located in the basement. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.
1702	Supply Lines	Functional. Copper; (Galvanized(Functional)). Galvanized supply pipes observed. Galvanized water lines rust from the inside out and can become restricted over time. No restriction was noted at time of inspection. When low water flow is observed at plumbing fixtures, some restriction may have occurred.
1703	Drain Waste Lines & Vent Pipes	Functional. ABS; Cast iron.
1704	Ejector Pump(s)	N/A.
1706	Waste Disposal System	Functional. The waste disposal system appears to be connected to public sewer systems. Because of isolated instances where they system has not been connected to the public sewer system but remains an on-site system, client may wish to confirm sewer connection with the local building department or the property owner prior to closing.
1707	Water Supply System	Functional. Water supply system appears to be public, verified by sellers.
1709	Plumbing Comments	None. Limited review due to finished basement walls and ceilings. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed plumbing and foundation elements.

General Home Inspection

Electrical

Our review of the electrical system is limited to that which is visible and accessible at the time of inspection. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected.

Step #	Component	Comments
1801	Electrical Main Service	Functional. Service entrance is over head.
1802	Main Electrical Panel & Location	Functional. The main electrical panel is located in basement.
1803	Wiring Method	Functional. Romex.
1804	Sub-Panel Comments & Location	Functional.
1805	Smoke Detectors	Functional. None observed, suggest installing smoke detectors, as necessary at proper locations, for safety.
1806	Service Amperage and Voltage	Functional. Service panel rating is approximately 100 amps.
1808	Electrical Comments	Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles in bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and the open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.

General Home Inspection

Heating

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UP REQUEST.**

Step #	Component	Comments
1901	Location of unit	The heating system is located in exterior rear and services many locations.
1902	Heating System Design Type/Brand	Gas forced air(Functional). Manufactured by Whirlpool. Due to inaccessibility of many of the components of this unit, the review is limited. Unit was tested using normal operating controls and appeared to function properly at time of inspection. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.
1903	Energy Source	Functional.
1904	Burner Chambers	Functional.
1905	General Conditions	Functional.
1906	Exhaust Venting	Functional.
1907	Thermostat	Functional.
1908	Air Filters	Functional.
1909	Distribution / Ducting	Functional.

Air Conditioning

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.**

Step #	Component	Comments
2001	Location of unit	The Air conditioning compressor is located at rear exterior and services the 1st floor.
2002	Air Conditioning Design Type/Brand	Manufactured by Goodman. 1994 2 ton AC compressor.

General Home Inspection

2003 General Conditions The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in Functional condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

Water Heater

Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. In some cases the water heater is covered with an insulated blanket, when this is noted client is informed that the review of the water heater is limited.

Since a TRP valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity. For this reason TRP value valve is not tested during a home inspection. We suggest caution when operating TRP values that have not been tested for a long period of time. When installed new the TRP valve should be tested regularly to ensure free movement in case of emergency.

Step #	Component	Comments
2101	Location of unit	The water heater is located in the basement.
2102	Brand / Capacity	40 gallon.
2103	Supply Lines	Functional. Galvanized supply pipes observed. Galvanized water lines rust from the inside out and can become restricted over time. No restriction was noted at time of inspection. When low water flow is observed at plumbing fixtures, some restriction may have occurred.
2104	Energy Source	Functional. Gas shut-off valve was observed near this appliance.
2105	Temperature / Pressure Release Valve	Functional.
2106	Combustion Chamber	Functional.
2107	Water Heater Condition	Functional.

General Home Inspection

2108	Flue Venting	Functional. Metal. Rusted draft hood noted, this is a sign of improper venting. This is a safety concern, which should be evaluated by a qualified contractor. No backdrafting was occurring at the time of inspection. Advise obtaining maintenance and repair history. If no past repair can be confirmed, we suggest having a safety evaluation. See comments in the chimney section.
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2109	Overflow Pan / Drain Line	Functional.
2111	Water Heater Comments	None.

Water Heater #2

Step #	Component	Comments
2101.2	Location of unit	The water heater is located in the hall upstairs.
2102.2	Brand / Capacity	40 gallon.
2103.2	Supply Lines	Functional. Galvanized supply pipes observed. Galvanized water lines rust from the inside out and can become restricted over time. No restriction was noted at time of inspection. When low water flow is observed at plumbing fixtures, some restriction may have occurred.
2104.2	Energy Source	Functional. Electric disconnect was observed near this appliance.
2105.2	Temperature / Pressure Release Valve	Functional.
2106.2	Combustion Chamber	Functional.
2107.2	Water Heater Condition	Functional.
2108.2	Flue Venting	Functional. Metal.

General Home Inspection

2109.2	Overflow Pan / Drain Line	Water heater is located indoors without an overflow pan/drain line. This may not have been required when the home was built/may be impossible due to interior location. Client is aware that the seller is not required to upgrade to current building standard.
2111.2	Water Heater Comments	None.

Kitchen

The kitchen inspection is a combination of visual and functional. Appliances are operated, if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. Note: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

Step #	Component	Comments
2201	Floor	Functional. Linoleum.
2202	Walls	Functional. Drywall.
2203	Ceiling	Functional. Paint.
2204	Doors	Functional. Hollow core.
2205	Closet / Wardrobe	Functional.
2206	Windows	Functional. Casement.
2207	Heat / Cooling Source	Functional. Central heating/cooling.
2208	Electrical	<p>Safety. A Ground Fault Circuit Interrupter (GFCI) is not present above stove., suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections.</p>  <p>Ungrounded receptacle observed at right side of sink, recommend review by licensed electrician for corrections as needed prior to close.</p>
2209	Cabinets	Functional.
2210	Counter Tops	Functional. Formica.
2211	Sinks	Functional. Ceramic.
2212	Faucets	Functional.
2213	Traps / Drains / Supply	Functional. Flow and drainage were Functional at the time of inspection.

General Home Inspection

2214	Disposals	Functional.
2215	Dishwasher(s)	Functional.
2216	Trash Compactor	N/A.
2217	Stove / Cook Top	Functional. The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.
2218	Ovens	Functional.
2219	Hood / Fan / Light	Review. Countertop lights have been added but are not wired to national standards. Electrician should upgrade them.
2220	Microwave	Functional.
2222	Kitchen Comments	None. The refrigerator appeared to be Functional and was inspected to verify that unit is cooling at time of inspection. Freon levels, icemaker operation and other specialty items are beyond the scope of this inspection, recommend consulting sellers for additional information.

General Home Inspection

Master Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comments
2301	Floor	Functional. Ceramic tile.
2302	Walls	Functional. Drywall.
2303	Ceiling	Functional. Drywall.
2304	Doors	Functional. Hollow core.
2305	Closet / Wardrobe	Functional. Hollow core.
2306	Windows	Functional.
2307	Heat / Cooling Source	Functional. Central heating/cooling.
2308	Electrical	Functional. Ground fault interrupter provided for safety.
2309	Exhaust Fan	Functional.
2310	Tub/Whirlpool	Functional. A whirlpool tub is present. Tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines were not completely accessible. The items tested appeared to be in Functional condition. If a more detailed report is desired, the client is advised to consult a qualified plumber.
2311	Tub Surround	Functional.
2312	Tub Enclosure	Functional.
2313	Tub Faucet	Functional.
2314	Shower Base	Functional. Fiberglass.
2315	Shower Surround	Functional. Fiberglass.
2316	Shower Door	N/A.
2317	Shower Faucet	Functional.
2318	Sinks	Functional. Metal.
2319	Sink Faucets	Functional.
2320	Traps / Drains / Supply	Functional.
2321	Toilet	Functional.
2322	Bidet	N/A.

General Home Inspection

2323	Counter / Cabinets	Functional. Laminated.
2324	Steamer	N/A.
2326	Bathroom Comments	<p>None. The National Standards that cover the construction of whirlpool/jacuzzi bathtub appliances states that no whirlpool/jacuzzi bathtub circulation system can fully drain. Bathing in a whirlpool/jacuzzi bath that has not been properly maintained, exposes the bather to the residue of all past users. Research has demonstrated that whirlpool/jacuzzi bathtub circulation systems can only be properly cleaned with the use of specialized equipment that will heat, convey and concentrate cleaning solutions (detergents, de-scaler and disinfectants) throughout the entire circulation system.</p> <p>A brochure providing information on health and safety issues associated with whirlpool/jacuzzi bathtub appliances may be obtained from The National Council for Whirlpool Bath Health and Safety, 400 Albemarle Street, N.W., Suite 402, Washington, DC 20016 - (202) 362-1534. Information about whirlpool/jacuzzi tub cleaning process may be obtained from Hydravac Corporation, P.O. Box 543042, Dallas, TX 754354-3042 - (214) 744-2284.</p>

General Home Inspection

Hall Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comments
2401	Floor	Functional. Carpet.
2402	Walls	Functional. Drywall.
2403	Ceiling	Functional. Drywall.
2404	Doors	Functional. Hollow core.
2406	Windows	Functional. Casement.
2407	Heat / Cooling Source	Functional. Central heating/cooling.
2408	Electrical	Functional. Ground fault interrupter provided for safety.
2409	Exhaust Fan	Functional.
2410	Sinks	Functional. Fiberglass.
2411	Sink Faucets	Functional.
2412	Traps / Drains / Supply	Functional.
2413	Toilet	Functional.
2417a	Tub	Review. Leaking noted around tub-shower faucets valves. New washers should be installed.



General Home Inspection

Powder Room (1st Floor)

Step #	Component	Comments
2401.2	Floor	Functional. Carpet.
2402.2	Walls	Functional. Drywall.
2403.2	Ceiling	Functional. Drywall.
2404.2	Doors	Functional. Hollow core.
2407.2	Heat / Cooling Source	Functional. Central heating/cooling.
2408.2	Electrical	Functional. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.
2409.2	Exhaust Fan	Functional.
2410.2	Sinks	Functional. Fiberglass.
2411.2	Sink Faucets	Marginal. Lower/reduced hot water flow observed. Recommend review by licensed/qualified professional for repair or replacement as necessary. ***picture



2412.2	Traps / Drains / Supply	Functional.
2413.2	Toilet	Functional.

General Home Inspection

Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. The washer and dryer are not moved if present during inspection to prevent floor damage therefore, a limited review of area behind washer/dryer is conducted.

Step #	Component	Comments
2501	Floor	Wood.
2502	Walls	Drywall.
2503	Ceiling	Drywall.
2504	Doors	Hollow core.
2505	Closet / Wardrobe	Sliding; Wood.
2506	Windows	Casement.
2507	Cabinets	Freestanding.
2508	Laundry Tub / Sink	Plastic.
2510	Heat / Cooling Source	Central heating/cooling.
2512	Washer Hookups	Washer was tested using normal operating controls and appeared to function properly at the time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, they can fail at any time without warning.
2513	Dryer Hookups	Electric.

General Home Inspection

Dining Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report.

Step #	Component	Comments
2621	Floors	Functional. Carpet.
2622	Walls	Functional. Drywall.
2623	Ceilings	Functional. Drywall.
2624	Doors	Functional. Hollow core.
2625	Closet / Wardrobe	Functional.
2626	Windows	Functional.
2627	Heat / Cooling Source	Functional. Central heating/cooling.
2628	Electrical	Functional.
2629	Wet Bar	N/A.
2631	Dining Room Comments	None.

Living Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report.

Step #	Component	Comments
2641	Floors	Functional. Carpet.
2642	Walls	Functional. Drywall.
2643	Ceilings	Functional. Drywall.
2644	Doors	Functional. Hollow core.
2645	Closet / Wardrobe	Functional.
2646	Windows	Functional.
2647	Heat / Cooling Source	Functional. Central heating/cooling.

General Home Inspection

Office

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report.

Step #	Component	Comments
2661	Floors	Functional. Wood.
2662	Walls	Functional. Drywall.
2663	Ceilings	Functional. Drywall.
2664	Doors	Functional. Hollow core.
2666	Windows	Functional.
2667	Heat / Cooling Source	Functional. Central heating/cooling.
2668	Electrical	Functional.

Bedrooms

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report.

Step #	Component	Comments
2681	Floors	Functional. Carpet.
2682	Walls	Functional. Drywall.
2683	Ceilings	Functional. Drywall.
2684	Doors	Functional. Hollow core.
2685	Closet / Wardrobe	Functional. Bi-fold; Hollow core.
2686	Windows	Functional.
2687	Heat / Cooling Source	Functional.
2688	Electrical	Functional.
2690	Bedroom Comments	None.

General Home Inspection

Attic

Water stains around roof penetrations such as chimneys, plumbing, vents, and heating vents are very common. It is difficult to determine if these stains are active. If an attic is well insulated the inspector will have a difficult time reviewing floor joists. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness. Generally, the greater the thickness the more resistance to heat loss.

Step #	Component	Comments
2701	Access location / Inspection method	Functional. The attic access is located at bedroom closet. The attic was entered and a visual inspection was performed.
2702	Framing	Functional.
2703	Sheathing	Functional.
2704	Evidence of Leaking	Functional.
2705	Insulation	Functional.
2706	Ventilation	Functional.
2707	Windows	N/A.
2708	Electrical	Functional.
2709	Distribution / Ducting	Functional.

General Home Inspection

SUMMARY REPORT

Borealis Home Inspection Service

1103 7th St.
Hudson, WI 54016
(888) 599-3030

This summary is provided as a service to assist in verifying that noted items are in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made. This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

Exterior

1105. Window & Frames **Review. Caulking should be applied around all windows, doors, and any voids where necessary. Loose glazing observed at 1st floor right, suggest re-glazing as necessary.**
1112. Exterior Faucets **Review. Hosebib located at back is not properly secured to wall/framing. Corrections are needed to prevent twisting of pipe which can cause leaks.**
1121. Porch **Review. Uneven step rise. Corrections are needed to ensure safety.**
Roof has poor selvedge edge roll roofing surface.

Roof

1203. Exposed Flashings **Review. Minimal soffit vents. Recommend re-sealing all flashings and through the roof vents as a part of routine maintenance.**
1205. Conditions **Review. Ice damming observed, which is usually an indication of an inadequately insulated and/or ventilated attic space. Recommend review by a licensed roofer for corrections as necessary prior to close.**

Chimney

1402. Visible Condition **Review. Some mortar deterioration observed; advise repair as needed.**

Kitchen

2208. Electrical **Safety. A Ground Fault Circuit Interrupter (GFCI) is not present above stove, suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections.**
2219. Hood / Fan / Light **Review. Countertop lights have been added but are not wired to national standards. Electrician should upgrade them.**

Hall Bathroom

- 2417a. Tub **Review. Leaking noted around tub-shower faucets valves. New washers should be installed.**