

# Home Inspection Report

Presented by Ramiro Aranda

License #

IL. 450003073

WI. 2080-106



OF THE PROPERTY AT

5555 Canterbury Ln., Gurnee, IL.

Tuesday, October 7, 2014

**ARANDA HOME INSPECTIONS**  
224-715-0357  
"Know What You Are Buying or Selling"



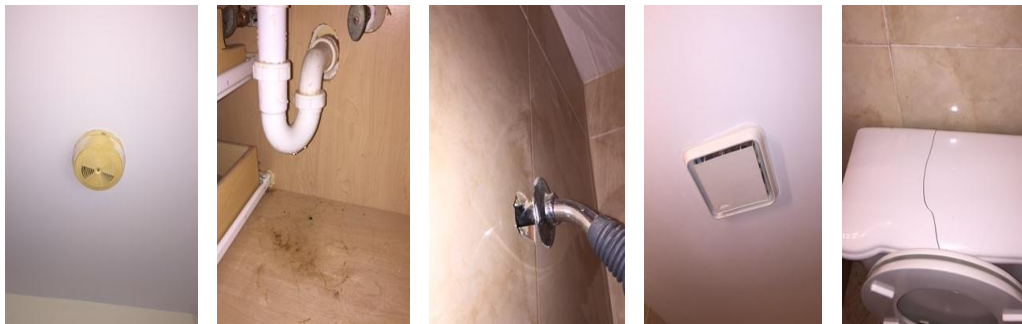
**SUMMARY** of the items the inspector considers critical and in need of immediate concern. The full account of the home's condition solely in the opinion of the inspector, is listed in the body of the report which is to be read carefully by the buyer. It is the buyer's decision as to what remedies are to be taken.

## **MAJOR FINDINGS**

**Interior:** - Recommend budgeting for replacement of furnace and water heater – past life expectancy and very dirty. Also, recommend installing gas shut off to dryer – none present.



- Recommend installing carbon monoxide detectors within 15' of bedrooms and within 8' of furnace. Also in upstairs bath recommend correcting drainage leak underneath sink, loose shower head, exhaust fan and cracked toilet lid.



**MINOR FINDINGS**

- Recommend correcting dishwasher – not working properly, correcting patio door and living room window with broken thermal seals. Also recommend installing automatic self closing hinges on garage door and install weather stripping on main front door – open gap.



- Recommend installing direct outlet for garage door opener (not extension cord), properly securing loose outlet in powder bathroom and correcting exterior outlet on deck – no power. Also recommend correcting exterior light fixture by deck – did not turn on and correcting living room and master bed ceiling fans – not working properly.





## Grounds

- Walks** Concrete  Pitched to home  
 Condition S  
 Hazard
- Driveway** Asphalt  Needs Sealing  
 Condition S  
 Hazard
- Front Stoop/Steps** Concrete  Cracked  Settled  
 Condition S  
 Hazard
- Back Stoop/Steps** Concrete  Cracked  Settled  
 Condition S
- Patio** Flagstone  
 Condition S  
 Hazard
- Balcony**  
 Condition  
 Hazard
- Deck**  Needs Sealin  
 Condition  
 Hazard
- Porch**  Railing Needed  
 Condition  
 Hazard
- Retaining Wall** No  Wall is collapsing  
 Condition

## Landscaping Effecting Foundatio

- Negative Grade** West  
 Condition S
- Foundation Protections**  Gutters  Positive Grade  Drain Tiles

## General Comments

**Garage** Type Attached Size 3-Car

### Garage Doors

#### Door 1

- Overhead Door Metal  
 Auto Opener  Operates  Safety Reverse  
 Condition S

S = Satisfactory; M = Marginal (Replace/Repair in 1-5 years); P = Poor (Replace/Repair Now); NFV = Not Fully Visible

## Door 2

Overhead Door

Auto Opener    Operates    Safety Reverse

Condition

**Roofing**    Roofing Same as House   Other

Condition   S

Comments

**Siding**    Siding Same as House   Other

Needs Painting/Repair

Condition   S

Comments

**Trim**    Trim Same as House   Other

Needs Painting/Repair

Condition   S

Comments

**Floor**   Concrete

Cracked

Condition   S

Comments

**Garage Structure**   Firewall   Yes   Racked   Yes

Condition   S

Comments

**Electrical**   Outlets   Yes

GFCI Present

Operates

Fire Hazard

Furnance or water heater present and less than 18" above the garage floor

## General Comments

### Living room

**Location**   Main

**Ceiling/Walls**   Sat.

**Floors**   NFV

**Heat**   Yes

**Doors**   Sat.

**Windows**   Sat.

### Electrical

Outlets   Yes

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Switches Yes

**Not Inspected**  \*due to excessive storage or clutter

## General Comment

### Dining Room

**Location** Main

**Ceiling/Walls** Sat.

**Floors** NFV

**Heat** Yes

**Doors** Sat.

**Windows** Sat.

#### Electrical

Outlets Yes

Switches Yes

**Not Inspected**  \*due to excessive storage or clutter

## General Comment

### Bedroom 2

**Location** Main

**Ceiling/Walls** Sat.

**Floors** NFV

**Heat** Yes

**Doors** Sat.

**Windows** Sat.

#### Electrical

Outlets Yes

Switches Yes

**Not Inspected**  \*due to excessive storage or clutter

## General Comment

## Bedroom 1

**Location** Main  
**Ceiling/Walls** Sat.  
**Floors** NFV  
**Heat** Yes  
**Doors** Sat.  
**Windows** Sat.

### Electrical

Outlets Yes  
 Switches Yes

**Not Inspected**  \*due to excessive storage or clutter

### General Comment

## Bedroom 3

**Location** Main  
**Ceiling/Walls** Sat.  
**Floors** NFV  
**Heat** Yes  
**Doors** Sat.  
**Windows** Sat.

### Electrical

Outlets Yes  
 Switches Yes

**Not Inspected**  \*due to excessive storage or clutter

### General Comment

## Interior Basics

**Interior Windows** Vinyl  
 Insulated Glass

Leaks  
 Cracked Glass

**Stairs** Sat  Hazard

**Fireplace** YES

**Type** Gas

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**Damper** Yes

**Cleaning**

## General Comment

### Bathroom 1

#### Location

**Ceiling/Walls** Sat.

**Floors** NFV

**Doors** Sat.

**Windows** Sat.

#### Sinks

Faucets Leaks No

Pipes Leaks No

Drain Leaks No

**Drainage** Sat.

**Water Pressure** Sat.

**Tub Shower** Sat.

#### Toilet

Bowl Sat.

Operates Yes

**Vent Fan** Yes

**Operates** Yes

**Heat** Yes

**Electrical Outlets** Yes

**GFCI** Yes

**Operates** Yes

## General Comments

### Basement / Crawlspace

**Access** Inside

**Stairs** Sat.

**Handrail** Sat. %

#### Foundation

Walls Poured Concrete

Insulated  Typical Cracks Apparent

Cracks  Evaluation

Susceptible to water seepage Yes

Past Flood Yes

Dry Yes

**NFV due to Excessive Storage**

**Floor** Concrete  Unusual Cracks Apparent

Condition S

#### Vapor Barrier

**Ventilation**  Vents Closed

**Girders** Steel %

Condition Sat.

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**Column(s)** Steel %  
 Condition Sat.  
**Joists** Sat.

**Trusses** %

**Moisture**

On

**Drainage** Yes

Operates Yes

Floor Drain YES

No Judgment: Could not be examined without removing materials.

**Slab on Grade**

**Signs of Settlement** Yes

**General Comments**

**Electrical Service**

**Panel Location** BASEMENT

Amps 200

Volts 240

Fuses 0

Breakers

Panel is undersized or outdated for today's lifestyle and is due to be upgraded

**Service Wires** Copper

**Branch Wires** Cooper

**Sheathing**

**Problems**

Multiple Taps

Mini Breakers

Taps before the main

Burning

Corrosion

The Electrical System, All or in Part, Is in need of professional evaluation prior to closing

**General Comments**

**Heating / Cooling Air Conditioni**

**Brand Name** Trane

Year 2000 Age \*Calculated

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Apperance      Clean  
Fuel            Gas  
Distribution    Ductwork  
Air              Forced  
Water  
Exchange       NFV  
Visible           NFV  
 Flame Distortion    Rusted  
 Cracked             NFV  
Filter            Disposable  
                     Needs Changing or Cleaning  
Vent Pipes      S  
Operates       Yes  
Tested

## General Comments

### Furnance

Operation        Fired  
 **The Heating/Cooling System is in Need of Professional Evaluation and Service Prior to Closing**  
 **The Heat Exchanger should be checked for unseen cracks no matter what its age**

### Condenser

Brand            Trane  
Year             NFV  
Shut-Off        Yes  
Condition       S  
                     Rusted  
Level            S  
Fired            Yes  
                     Drain Leaks or is Blocked  
                     Service Recommended

Not Operational

## General Comments (Condenser)

**Plumbing**

**Supply** City  
**Shut-Off Location** Basement  
**Waste** Sewer  
**Supply Lines** Copper  
**Pressure** Sat.  
**Drain, Waste, Vent** Plastic  
**Waste Discharge** Sat.

**Sanitary Pump**

Sealed N/A

No provisions for draining waste water

**Underground Pipes****Water Heater**

Brand Rheem  
Type Gas  
Approx. Age 5-10

*Hazards*

- Overflow Extension Pipe Missing  
 Flue Backdrafts CO  
 Gas Line Leaks  
 Water heater was shut down and not tested

Replace in: 4-8 years

**Washing Machine**

Operating Yes

**Dryer**

Operating Yes

The plumbing, all or in Part, is in Need of Professional Evaluation prior to closing

**General Comments****Kitchen**

**Ceiling** Sat.  
**Walls** Sat.  
**Floors** NFV  
**Heat** Yes  
**Counters** S  
**Cabinets** S

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<b>Doors</b>	S
<b>Windows</b>	S
<b>Pipes</b>	
Faucets Leaks	No
Pipes	No
Drainage	No
Water Pressure	Adequate
<b>Disposal</b>	Yes
Operates	Yes
<b>Range</b>	Yes
Operates	Yes
<b>Oven</b>	Yes
Operates	Yes
<b>Dishwasher</b>	Yes
Operates	Yes
<b>Exhaust</b>	Yes
Operates	Yes
<b>Refrigerator</b>	Yes
Operates	Yes
<b>GFCI</b>	Yes
Operates	Yes
<b>Electrical Outlets</b>	Yes

**Hazard**

## General Comments