Home Inspection Report

Presented by Ramíro Aranda Lícense # IL. 450003073 WI. 2080-106



OF THE PROPERTY AT 5555 Canterbury Ln., Gurnee, IL. Tuesday, October 7, 2014

Tuesday, October 7, 2014 John Doe: 5555 Canterbury Ct, Gurnee, IL

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.



INSPECTOR: Ramino Aranda Date: 10/7/2014

Building Data

Age 30-50	Style Ranch	Main Entrance Faces North	Weather Co	ndition Dry
Exterior				
Roof		Flue Material	Metal	
Age	10-20	Condition S		
Estimated Layer	rs 1	Comments		
Visibility	All	Chimney ne	eeds tuckpointing and g	eneral repai
Limited by	N/A			·
Roof Type	Gable Other	Gutter/Downsp		
Material	Asphalt		Cleaning Holes	s 🗌 Leaks 🔲 Ext. Missing
Years Left	4-8	Condition S		
A Limited Roof I	Inspection from Roof	Comments		
Shingle Conditio	on 🔲 Cupped/Curled	Siding Type	Vinyl	
	Cracked	Condition S		
	Moss	Comments		
Roof Structure	Visual Sagging	Trim Soffits	Aluminum	
Roof Flashing	NFV	Caulking Needs	Repair	
Condition S		Condition S		
Comments		Comments		
	Soffit	Window Frames	Aluminum	
Condition S	Some	Wood Rot		
Comments		Windows energ	y inefficient	
		Condition S		
-	Asphalt	Comments		
Condition S		Storms/Screens	Wood/Metal	
Comments		Torn?		
, ,	YES	Condition S		
Number	2	Comments		
Condition S		Entry Door (1)	S	
Comments		Entry Door (2)	S	
Plumbing Vents	s Yes	Storm Door (1)	S	
Chimney		Storm Door (2)	S	
1st Location		Patio Door	PStio Door	
2nd Location		Patio Screen Do	oor	
Viewed Chimney	y From Roof	Addl Door (1)		
Chase Material	Metal	Locatio		
Condition of Cha	ase	Addl Door (2)		
Condition S		Locatio		
Comments		Exterior Electric	: Overhead F	Ext. Outlets 🔽
		GFCI	Electric Ser	
		0.01	must be R	

General Comments

<u>Grounds</u>

Walks	Concrete	Pitched to home
Condition	S	
	Hazard	
Driveway	Asphalt	Needs Sealing
Condition	S	
Front Stoop/Step		Cracked Settled
Condition	S	
	Hazard	
Back Stoop/Step	s Concrete	Cracked Settled
Condition	S	
Patio	Flagstone	
Condition	S	
	Hazard	
Balcony		
Condition		
Dest	Hazard	Number Constru
Deck Condition		Needs Sealin
condition	Hazard	
Porch		Railing Needed
Condition		
	Hazard	
Retaining Wall	No	Wall is collapsing
Condition		
Landscaping E	Effecting Found	datio
Negative Grade		
Condition	S	
Foundation Pro	tections 🔽 Gu	tters 🕑 Positive Grade 🕑 Drain Tiles
General Comn	nents	
Garage Type	Attached	Size 3-Car
Garage Doors		
Door 1		
Overhead Do		the for the Devenue
Condition		ates 🗹 Safety Reverse
		ginal (Replace/Repair in 1-5 years); P = Poor (Replace/Repair Now); NFV = Not Fully Visible
2 540		

Door 2
Overhead Door
Auto Opener Operates Safety Reverse
Condition
Roofing IRoofing 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
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

General Comments

Living room	
Location	Main
Ceiling/Walls	Sat.
Floors	NFV
Heat	Yes
Doors	Sat.
Windows	Sat.
Electrical	
Outlets	Yes
S = Satisfac	tory; M = Marginal (Replace/Repair in 1-5 years); P = Poor (Replace/Repair Now); NFV = Not Fully Visible

Yes

Switches

Not Inspected due to execessive 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 execessive 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 execessive storage or clutter
General Comme	ent

Bedroom 1

Location	Main
Ceiling/Walls	Sat.
Floors	NFV
Heat	Yes
Doors	Sat.
Windows	Sat.
Electrical	
Outlets	Yes
Switches	Yes
Not Inspected	*due to execessive 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 execessive storage or clutter

General Comment

Interior Basics

Interior Windows	Vinyl			
	Insulated Glass			
Leaks				
Cracked Glass				
Stairs	Sat	Hazard		
Fireplace	YES			
Туре	Gas			

Yes

Damper

Cleaning

General Comment

Bathroom 1

Location			
Ceiling/Walls	Sat.	Tub Shower	Sat.
Floors	NFV	Toilet	
Doors	Sat.	Bowl	Sat.
Windows	Sat.	Operates	Yes
Sinks		Vent Fan	Yes
Faucets Leaks	No	Operates	Yes
Pipes Leaks	No	Heat	Yes
Drain Leaks	No	Electrical Outlets	Yes
Drainage	Sat.	GFCI	Yes
Water Pressure	Sat.	Operates	Yes

General Comments

Basement / Crawlspace

Access	Inside	
Stairs	Sat.	
Handrail	Sat.	%
Foundation		
Walls	Poured Concrete	
Insulated	✓ Typical Cracks	Apparent
Cracks	Evaluation	
Susceptible to wa	ater sepage Ye	25
Past Flood	Yes	
Dry	Yes	
□ NFV due to Ex	cessive Storage	
Floor	Concrete	Unusual Cracks Apparent
Condition	S	
Vapor Barrier		
Ventilation		Vents Closed
Girders	Steel	%
Condition	Sat.	

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 Settlen	nent Yes				

General Comments

Electrical Service

Panel Location	BASEMENT
Amps	200
Volts	240
Fuses	0
Breakers	
	$\hfill\square$ 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

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

General Comments

Heating / Cooling Air Conditioni

Brand NameTraneYear2000Age*Calculated

Apperance	Clean			
Fuel	Gas			
Distribution	Ductwork			
Air	Forced			
Water				
Exchange	NFV			
Visible	NFV			
Flame Distortion Rusted				
	✓ 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
Nat Onevational	

Not Operational

General Comments (Condenser

Plumbing

Supply	City			
Shut-Off Location	Basement			
Waste	Sewer			
Supply Lines	Copper			
Pressure	Sat.			
Drain, Waste, Ver	nt Plastic			
Waste Discharge	Sat.			
Sanitary Pump				
Sealed	N/A			
No provisions for draining waste water				
Underground Pipes				
Water Heater				
Brand	Rheem			
Туре	Gas			

Approx. Age 5-10

<u>Hazards</u>

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

<u>Kitchen</u>

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

Doors	S			
Windows	S			
Pipes				
Faucets Leaks	No			
Pipes	No			
Drainage	No			
Water Pressure	Adequate			
Disposal	Yes			
Operates	Yes			
Range	Yes			
Operates	Yes			
Oven	Yes			
Operates	Yes			
Dishwasher	Yes			
Operates	Yes			
Exhaust	Yes			
Operates	Yes			
Refrigerator	Yes			
Operates	Yes			
GFCI	Yes Hazard			
Operates	Yes			
Electrical Outlets	Yes			
General Comments				