

# YOUR Inspection Report



*Inspecting The Way You Expect*

**FOR THE PROPERTY AT:**

3905 Catamaran Crt  
Quincy, IL 62305

**PREPARED FOR:**

JOHN DOE

**INSPECTION DATE:**

Thursday, September 6, 2018

**PREPARED BY:**

John Bertoni



Quincy HomePro Home Inspections and Radon  
2605 Vermont Street  
Quincy, IL 62301

217-257-9053

[www.quincyhomepro.net](http://www.quincyhomepro.net)  
[quincy-homepro@sbcglobal.net](mailto:quincy-homepro@sbcglobal.net)

# SUMMARY

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Missing, loose or torn](#)

Recommend repairing/replacing loose/missing shingles and further evaluating the entire roof for additional loose shingles and or possibly replacement of entire roof.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** West and North Exterior Roof

**Task:** Further Evaluate and Repair

**Time:** Immediate



1. Missing, loose or torn



2. Missing, loose or torn

## Exterior

### ROOF DRAINAGE \ Downspouts

**Condition:** • [Should discharge 6 feet from building](#)

Recommend installing an extension for the downspout.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Northeast Basement

**Task:** Improve

**Time:** Immediate

# SUMMARY

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

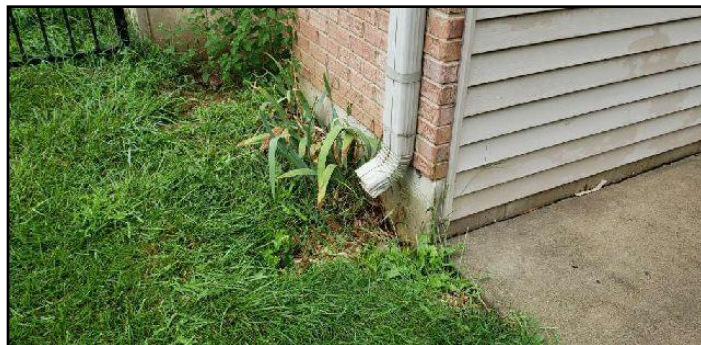
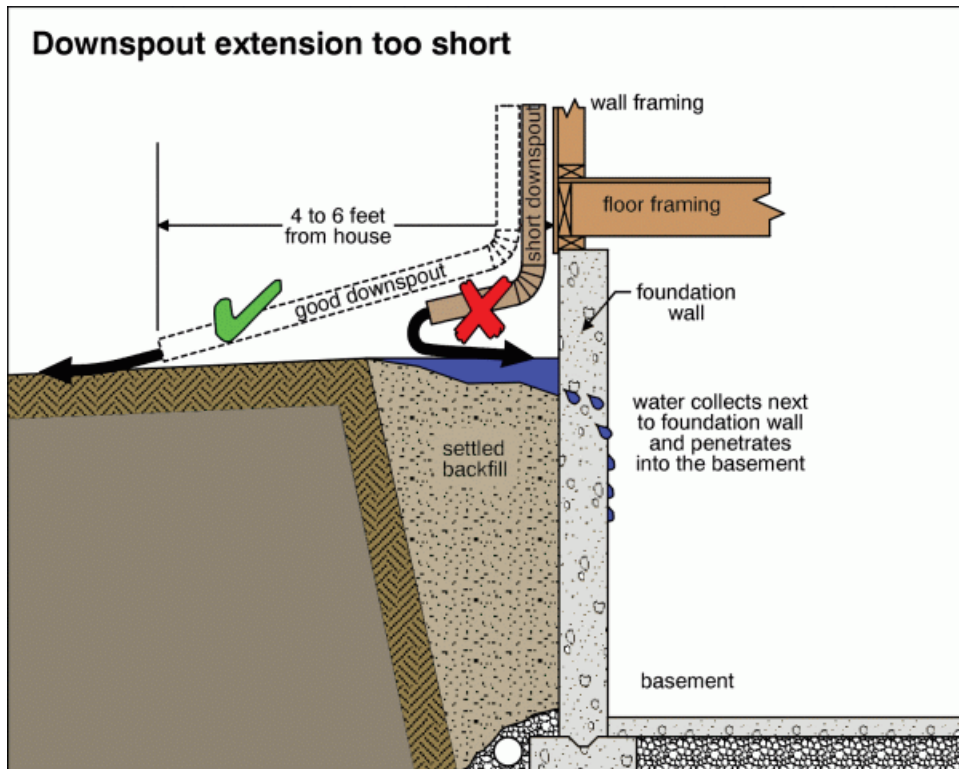
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



3. Should discharge 6 feet from building

## WALLS \ Vinyl siding

**Condition:** • Recommend improving the corner trim which is installed incorrectly. It is overlapping in the wrong direction which can allow water to enter behind the trim. There is a total of 6 seams in the back that are like this.

**Location:** East Exterior Wall

**Task:** Correct

**Time:** Immediate



# SUMMARY

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

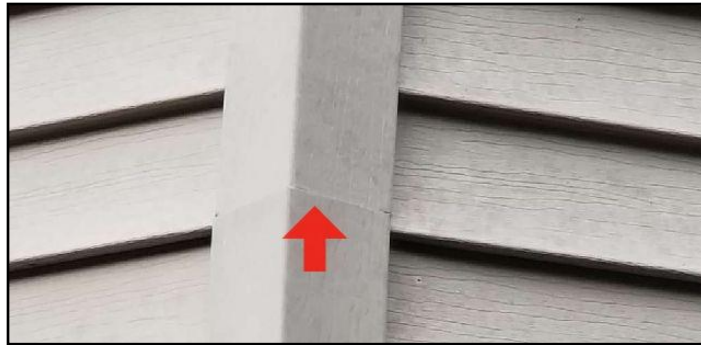
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



4.

**Condition:** • [Mechanical damage](#)

Recommend repairing or replacing damaged siding trim.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** East Basement

**Task:** Repair or replace

**Time:** Immediate



5. Mechanical damage



6. Mechanical damage

## EXTERIOR GLASS/WINDOWS \ Storms and screens

**Condition:** • [Missing](#)

Recommend replacing missing window screens.

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** Various

**Task:** Replace

**Time:** Immediate

## DOORS \ Doors and frames

**Condition:** • [Rot](#)

Recommend repairing or replacing rotting door trim and painting as well.

**Implication(s):** Chance of damage to finishes and structure

**Location:** East Basement

**Task:** Repair or replace

**Time:** Immediate

# SUMMARY

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



7. Rot



8. Rot

## LANDSCAPING \ Retaining wall

**Condition:** • [Leaning](#)

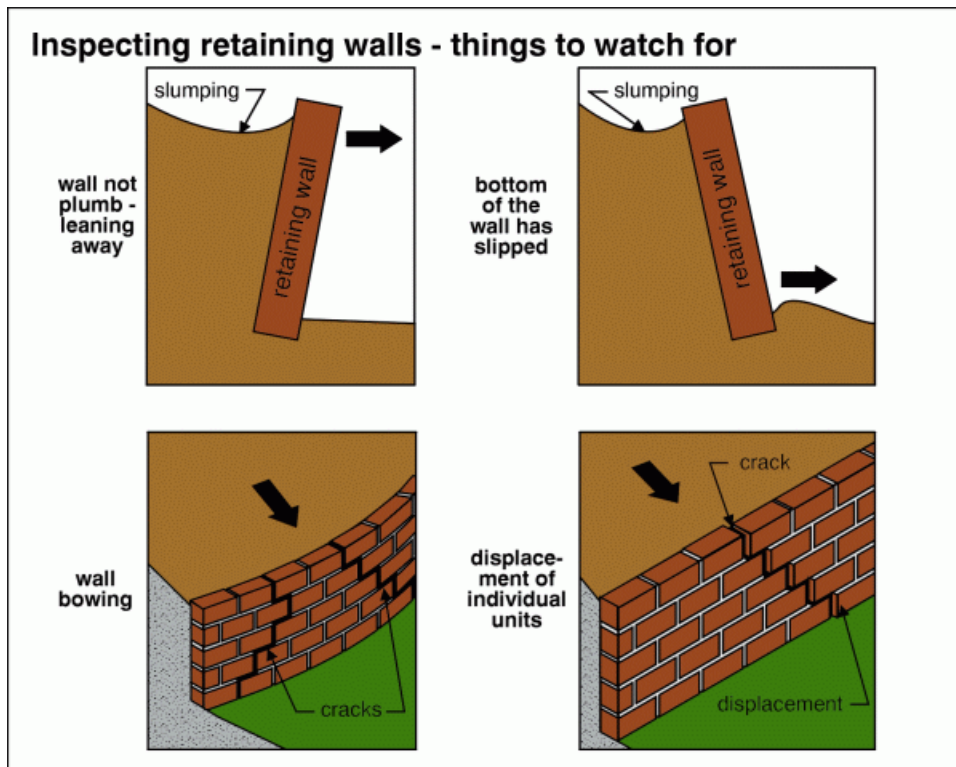
Recommend correcting leaning retaining walls, both upper and lower.

**Implication(s):** Weakened structure | Chance of movement

**Location:** Northeast Exterior

**Task:** Repair

**Time:** Immediate



# SUMMARY

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



9. Leaning

## Structure

### ROOF FRAMING \ Sheathing

**Condition:** • [Buckled](#)

Recommend further evaluation and repair if needed.

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** North Exterior Roof

**Task:** Further evaluation

**Time:** Immediate



10. Buckled



# SUMMARY

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## REFERENCE

### Electrical

#### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Double taps](#)

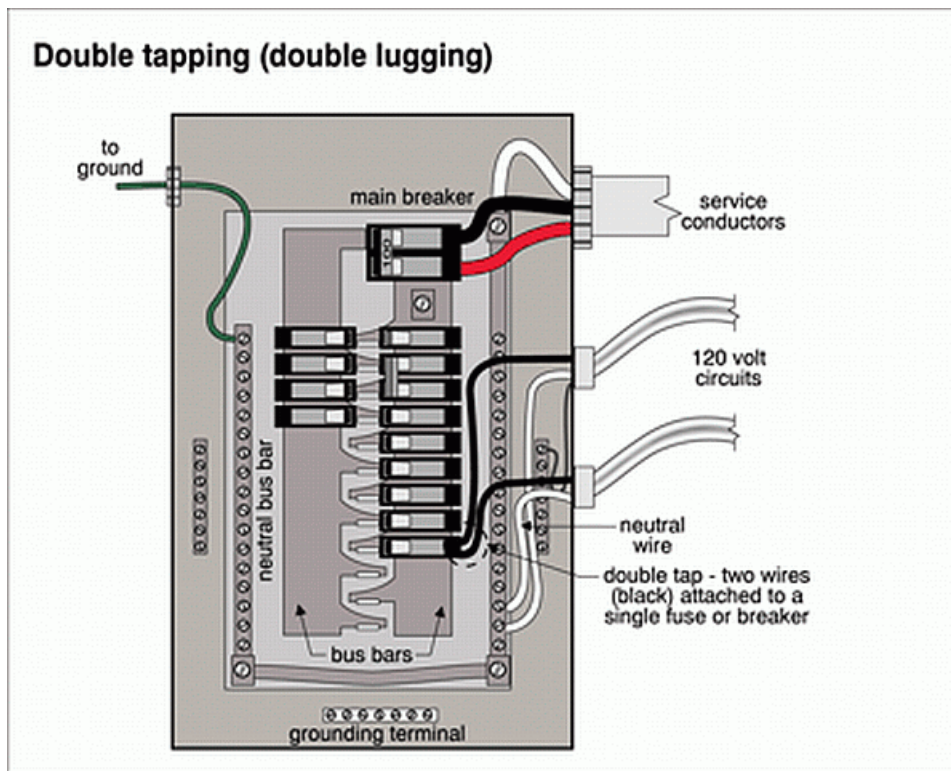
Recommend correcting double tap with wrong size wire. A 14 guage wire used for radon reduction system is double tapped to a 20 amp breaker.

Implication(s): Fire hazard

Location: South Basement

Task: Correct

Time: Immediate



11. Double taps

#### DISTRIBUTION SYSTEM \ Cover plates

Condition: • For switch is missing

# SUMMARY

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

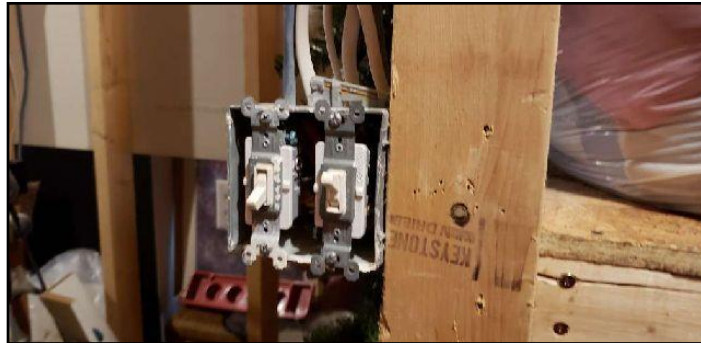
## REFERENCE

Recommend installing a coverplate on switches.

**Location:** West Basement

**Task:** Provide

**Time:** Immediate



12. For switch is missing

**Condition:** • For outlet (receptacle) is missing

Recommend installing a coverplate on receptacle.

**Location:** Middle Basement

**Task:** Provide

**Time:** Immediate



13. For outlet (receptacle) is missing

**Condition:** • For junction box is missing

Recommend installing a coverplate on junction box.

**Location:** Northeast Basement Bedroom

**Task:** Provide

**Time:** Immediate



# SUMMARY

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



14. For junction box is missing

## Heating

### FURNACE \ Air filter

**Condition:** • [Missing](#)

Recommend replacing missing filter.

**Implication(s):** Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

**Location:** Middle Basement

**Task:** Provide

**Time:** Immediate

## Cooling & Heat Pump

### HEAT PUMP \ Indoor coil

**Condition:** • [Frost](#)

Recommend further evaluation for coil frosted over and unit is not cooling the home.

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** Middle Basement

**Task:** Further evaluation

**Time:** Immediate

# SUMMARY

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

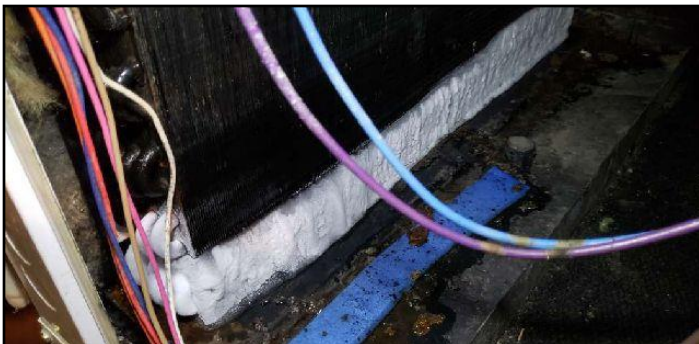
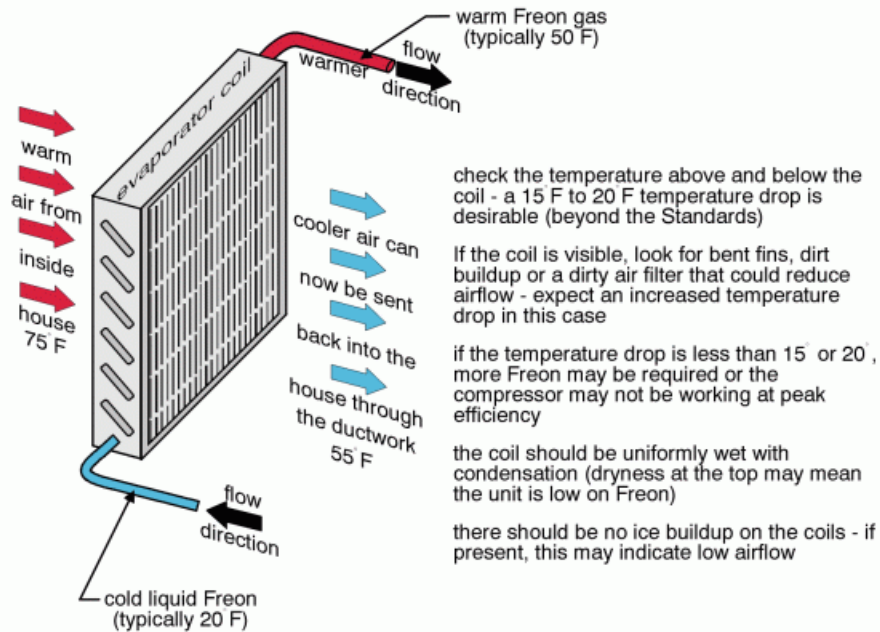
INSULATION

PLUMBING

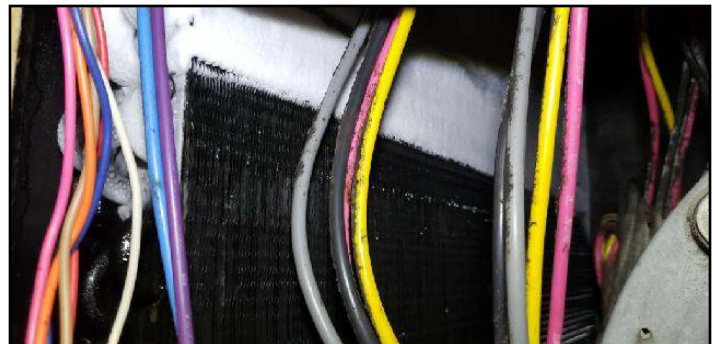
INTERIOR

REFERENCE

## Evaporator coil - inspection procedures



15. Frost



16. Frost

## Insulation and Ventilation

### VENTILATION \ General

**Condition:** • Recommend replacing missing radon mitigation exhaust pipe in accordance with Illinois mitigation guidelines.

**Location:** South Exterior Wall

**Task:** Replace

**Time:** Immediate

# SUMMARY

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



17.

## Plumbing

### FIXTURES AND FAUCETS \ Faucet

**Condition:** • [Drip, leak](#)

Recommend repairing leaking hot handle stem for the whirlpool.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** East Second Floor Master Bathroom

**Task:** Repair

**Time:** Immediate

### FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump

**Condition:** • [No pump access](#)

Recommend providing larger access to the whirlpool pump in the case of failure or repairs. The access panel currently under the master bathroom sink does not appear to be large enough.

**Implication(s):** Increased maintenance costs | Difficult to service

**Location:** East Second Floor Master Bathroom

**Task:** Improve

**Time:** Immediate



# SUMMARY

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Interior

### WINDOWS \ Glass (glazing)

**Condition:** • [Lost seal on double or triple glazing](#)

Recommend repairing or replacing lost thermal seal between glass.

**Implication(s):** Shortened life expectancy of material

**Location:** West First Floor Dining Room

**Task:** Repair or replace

**Time:** Immediate

### DOORS \ Glass (glazing)

**Condition:** • [Lost seal on double or triple glazing](#)

Recommend repairing or replacing,lost thermal seal between glass.

**Implication(s):** Shortened life expectancy of material

**Location:** East Basement

**Task:** Repair or replace

**Time:** Immediate

### STAIRS \ Handrails and guards

**Condition:** • [Missing](#)

Recommend installing a handrail for the basement steps and the garage steps.

**Implication(s):** Fall hazard

**Location:** Various

**Task:** Provide

**Time:** Immediate

# SUMMARY

3905 Catamaran Crt, Quincy, IL    September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

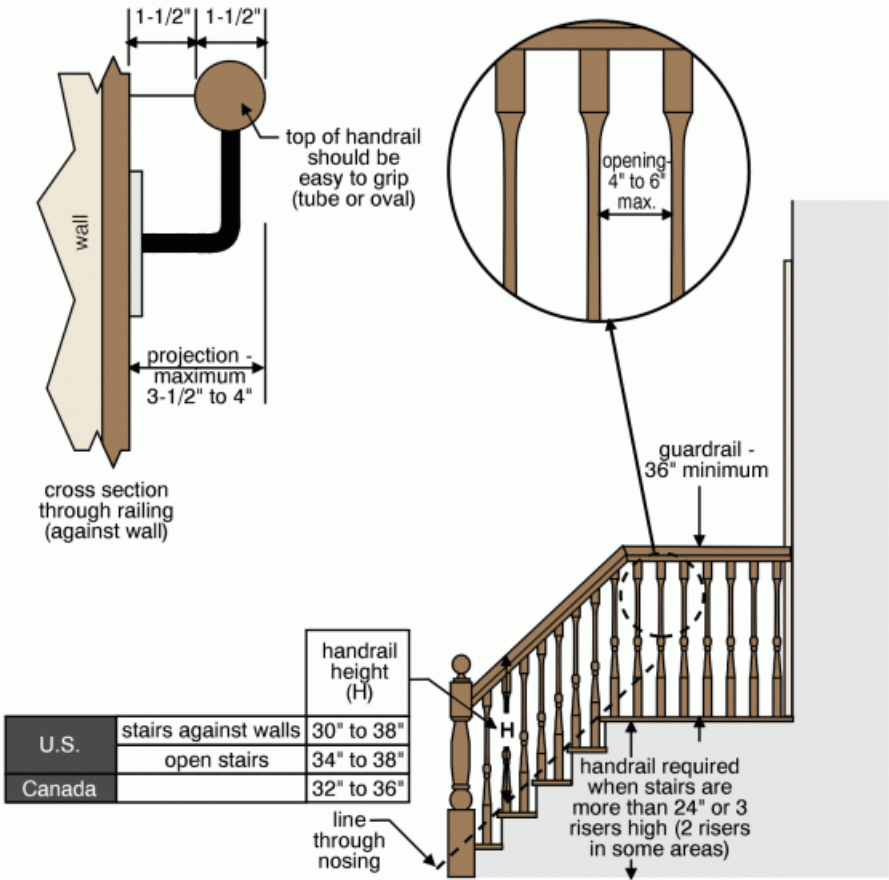
INSULATION

PLUMBING

INTERIOR

REFERENCE

## Handrails and guards



18. Missing

# SUMMARY

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



19. Missing

## DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any defects in the home and suggest improvements.

## LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. A Quincy HomePro inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A Quincy HomePro home inspection does not include an examination for pests, rot or wood destroying insects by the home inspector. If ordered, "Albright Termite and Pest Control" can provide these services and Quincy HomePro will provide you with that report.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every



# SUMMARY

3905 Catamaran Crt, Quincy, IL    September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

electrical outlet, every piece of siding or every brick or every window.

As you read the report, we encourage you to contact us with any questions about the report or the home.

[Home Improvement - ballpark costs](#)

# ROOFING

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

The home is considered to face : • West

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

## Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep) • Lack of access (too slippery/fragile) • Wet roof surface hides flaws

Inspection performed: • Drone Inspected

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

#### 1. Condition: • [Missing, loose or torn](#)

Recommend repairing/replacing loose/missing shingles and further evaluating the entire roof for additional loose shingles and or possibly replacement of entire roof.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** West and North Exterior Roof

**Task:** Further Evaluate and Repair

**Time:** Immediate



20. Missing, loose or torn



21. Missing, loose or torn

# EXTERIOR

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Gutter & downspout material:** • [Aluminum](#)

**Gutter & downspout discharge:** • [Below grade](#)

**Lot slope:** • [Away from building](#)

**Soffit (underside of eaves) and fascia (front edge of eaves):** • [Aluminum](#)

**Wall surfaces and trim:** • [Vinyl siding](#) • [Brick](#)

**Retaining wall:** • [Masonry](#)

**Driveway:** • Concrete • Pavers • No performance issues were noted.

**Walkway:** • Concrete • No performance issues were noted.

**Deck:** • Raised • Pressure-treated wood • Railings

**Porch:** • Concrete • No performance issues were noted.

**Exterior steps:** • Pressure-treated wood

**Patio:** • Concrete • No performance issues were noted.

**Fence:** • Metal • No performance issues were noted.

## Limitations

**Inspection limited/prevented by:**

- Storage in garage



22. Storage in garage

- Vines/shrubs/trees against wall

**Upper floors inspected from:** • Ground level



# EXTERIOR

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Recommendations

### ROOF DRAINAGE \ Downspouts

**2. Condition:** • [Should discharge 6 feet from building](#)

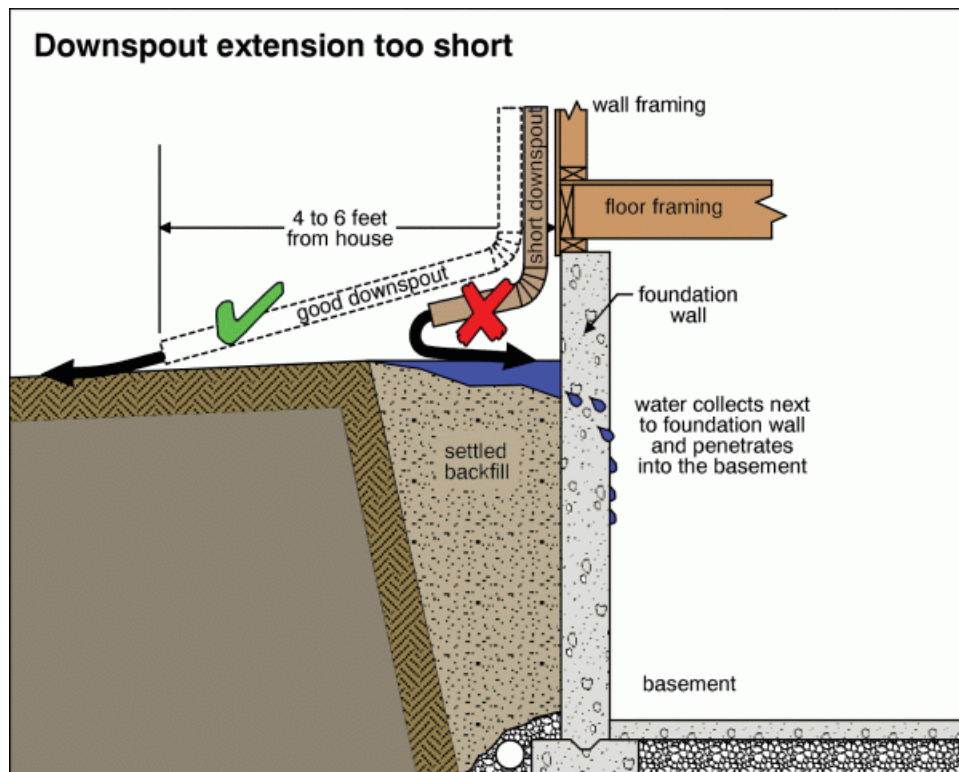
Recommend installing an extension for the downspout.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Northeast Basement

**Task:** Improve

**Time:** Immediate



23. Should discharge 6 feet from building

### WALLS \ Vinyl siding

**3. Condition:** • Recommend improving the corner trim which is installed incorrectly. It is overlapping in the wrong direction which can allow water to enter behind the trim. There is a total of 6 seams in the back that are like this.

# EXTERIOR

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

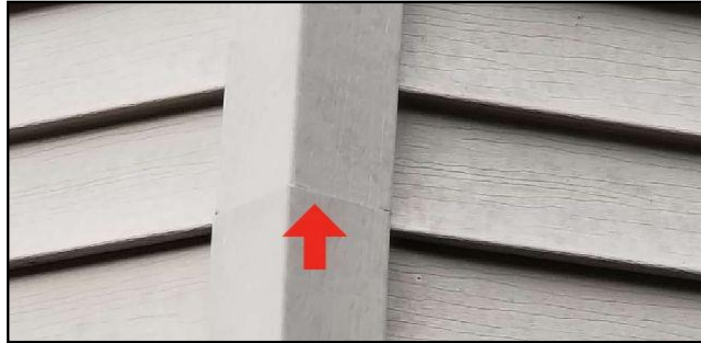
INTERIOR

REFERENCE

**Location:** East Exterior Wall

**Task:** Correct

**Time:** Immediate



24.

#### 4. Condition: • [Mechanical damage](#)

Recommend repairing or replacing damaged siding trim.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

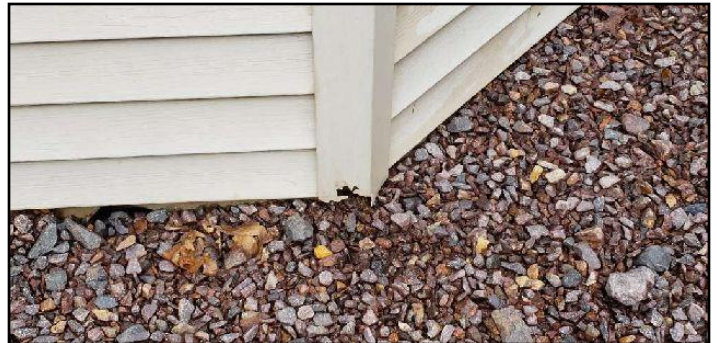
**Location:** East Basement

**Task:** Repair or replace

**Time:** Immediate



25. Mechanical damage



26. Mechanical damage

#### EXTERIOR GLASS/WINDOWS \ Storms and screens

#### 5. Condition: • [Missing](#)

Recommend replacing missing window screens.

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** Various

**Task:** Replace

**Time:** Immediate

#### DOORS \ Doors and frames

#### 6. Condition: • [Rot](#)

Recommend repairing or replacing rotting door trim and painting as well.

**Implication(s):** Chance of damage to finishes and structure

**Location:** East Basement

# EXTERIOR

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

**Task:** Repair or replace

**Time:** Immediate



27. Rot



28. Rot

## DOORS \ Exterior trim

**7. Condition:** • [Paint or stain needed](#)

Recommend painting door trim.

**Implication(s):** Chance of damage to finishes and structure | Material deterioration

**Location:** North First Floor Garage

**Task:** Improve

**Time:** Regular maintenance



29. Paint or stain needed

## LANDSCAPING \ Retaining wall

**8. Condition:** • [Leaning](#)

Recommend correcting leaning retaining walls, both upper and lower.

**Implication(s):** Weakened structure | Chance of movement

**Location:** Northeast Exterior

**Task:** Repair

**Time:** Immediate



# EXTERIOR

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

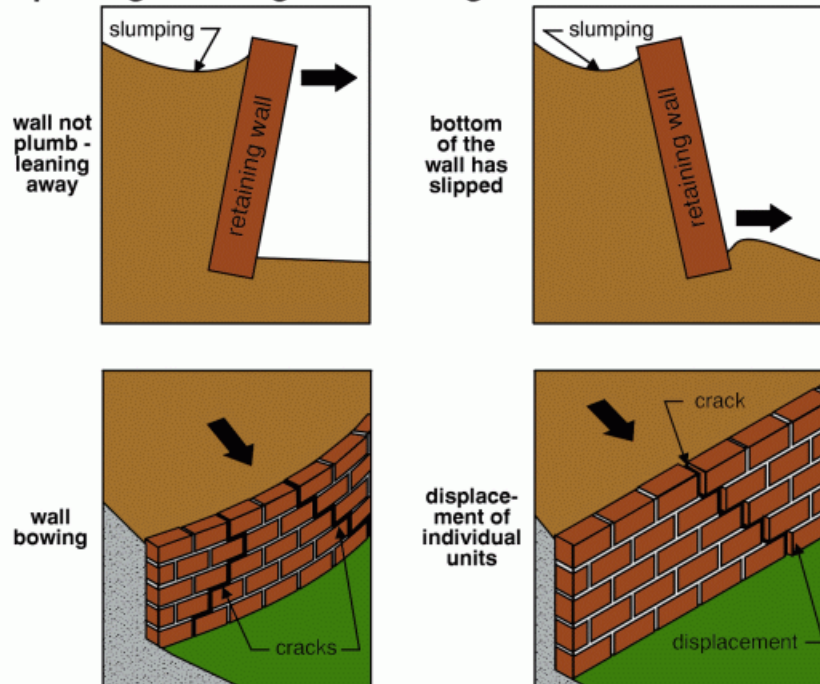
INSULATION

PLUMBING

INTERIOR

REFERENCE

## Inspecting retaining walls - things to watch for



30. Leaning



## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#) • Steel columns • Steel beams

**Exterior wall construction:** • [Wood frame](#) • [Masonry](#)

**Roof and ceiling framing:** • Ceiling Joists • Roof Joists • [Plywood sheathing](#)

## Limitations

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • Insulation

**Attic/roof space:** • Inspected from access hatch

**Percent of foundation not visible:** • 80 %

## Recommendations

### RECOMMENDATIONS \ Overview

**9. Condition:** • No structure recommendations are offered as a result of this inspection.

### FOUNDATIONS \ Performance opinion

**10. Condition:** • Acceptable

### ROOF FRAMING \ Sheathing

**11. Condition:** • [Buckled](#)

Recommend further evaluation and repair if needed.

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** North Exterior Roof

**Task:** Further evaluation

**Time:** Immediate



**31. Buckled**

## Description

**Service entrance cable and location:**

- [Not visible](#)

Underground

**Service size:** • [400 Amps \(240 Volts\)](#)**Main disconnect/service box rating:** • [400 Amps](#)**Main disconnect/service box type and location:**

- [Breakers - basement](#)

200 amp box and a 100 amp box

**System grounding material and type:** • [Copper - water pipe and ground rod](#)**Distribution panel type and location:**

- [Breakers - basement](#)

200 Amp Box



32. Breakers - basement



33. Breakers - basement

- [Breakers - basement](#)

100 Amp Main With 200 Amp Feed



34. Breakers - basement



35. Breakers - basement

Distribution panel rating: • [100 Amps](#) • [200 Amps](#)

Electrical panel manufacturers: • Square D

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#) • [GFCI - kitchen](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

## Limitations

Inspection limited/prevented by: • Storage • Insulation

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

#### 12. Condition: • [Double taps](#)

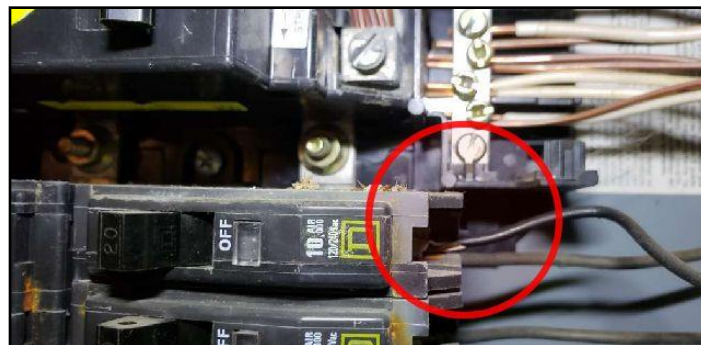
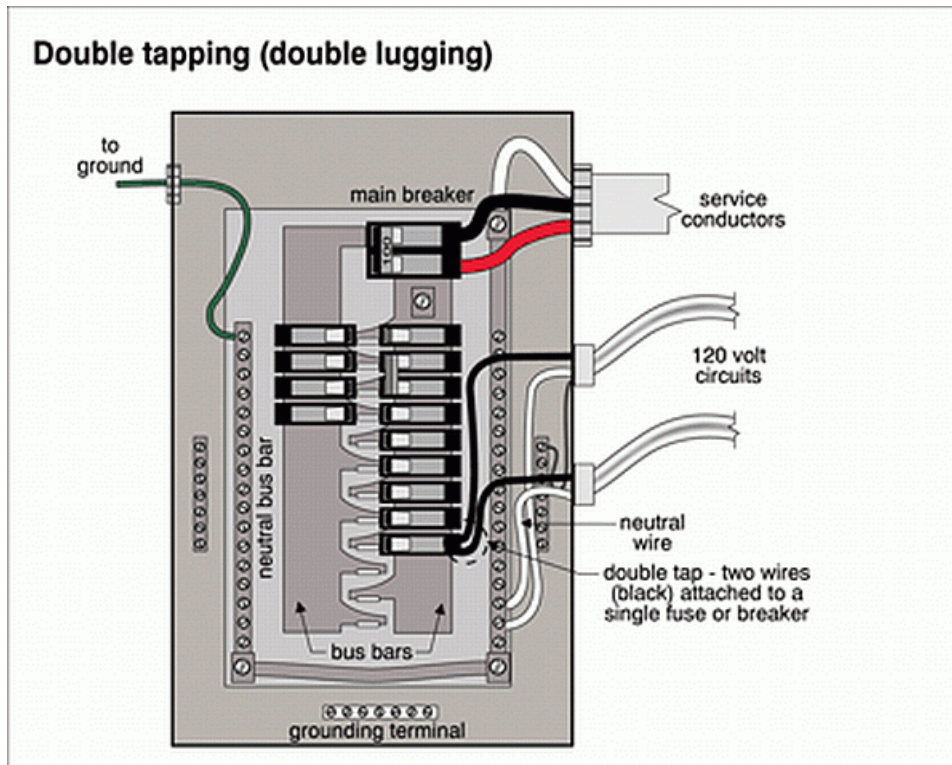
Recommend correcting double tap with wrong size wire. A 14 gauge wire used for radon reduction system is double tapped to a 20 amp breaker.

**Implication(s):** Fire hazard

**Location:** South Basement

**Task:** Correct

**Time:** Immediate



36. Double taps

### DISTRIBUTION SYSTEM \ Cover plates

#### 13. Condition: • For switch is missing

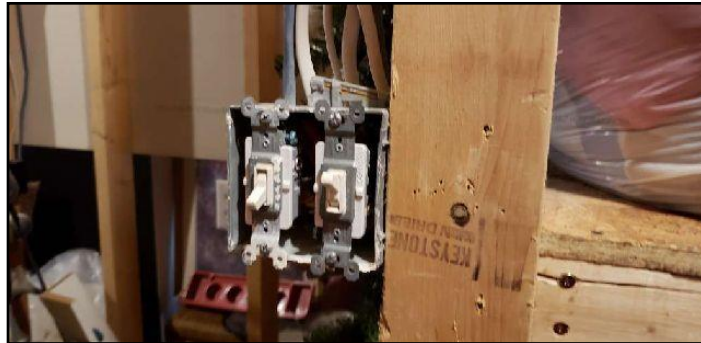


Recommend installing a coverplate on switches.

**Location:** West Basement

**Task:** Provide

**Time:** Immediate



37. For switch is missing

**14. Condition:** • For outlet (receptacle) is missing

Recommend installing a coverplate on receptacle.

**Location:** Middle Basement

**Task:** Provide

**Time:** Immediate



38. For outlet (receptacle) is missing

**15. Condition:** • For junction box is missing

Recommend installing a coverplate on junction box.

**Location:** Northeast Basement Bedroom

**Task:** Provide

**Time:** Immediate

# ELECTRICAL

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



**39.** *For junction box is missing*

# HEATING

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

### System type:

- [Heat pump](#)

Geothermal

### Fuel/energy source: • [Electricity](#)

### Furnace manufacturer:

- Carrier

Water System Geothermal

Model number: EAL20 Serial number: HMM3049



40. Carrier



41. Carrier

### Heat distribution: • [Ducts and registers](#)

### Efficiency: • [High-efficiency](#)

### Approximate age: • [15 years](#) • [27 years](#)

### Main fuel shut off at: • Main Electrical Distribution Panel

### Fireplace/stove: • [Wood-burning fireplace](#)

### Chimney/vent: • [Masonry](#)

# HEATING

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Limitations

**Inspection prevented/limited by:** • Chimney interiors and flues are not inspected • Top of chimney too high to see well

**Safety devices:** • Not tested as part of a building inspection

**Heat loss calculations:** • Not done as part of a building inspection

## Recommendations

### FURNACE \ Air filter

**16. Condition:** • [Missing](#)

Recommend replacing missing filter.

**Implication(s):** Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

**Location:** Middle Basement

**Task:** Provide

**Time:** Immediate



# COOLING & HEAT PUMP

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

Air conditioning type: • [Water cooled](#)

Heat pump type: • [Ground source](#)

Compressor approximate age: • 15 years

## Limitations

Heat pump only tested in: • Cooling mode

Heat gain calculations: • Not done as part of a building inspection

## Recommendations

### HEAT PUMP \ Indoor coil

17. Condition: • [Frost](#)

Recommend further evaluation for coil frosted over and unit is not cooling the home.

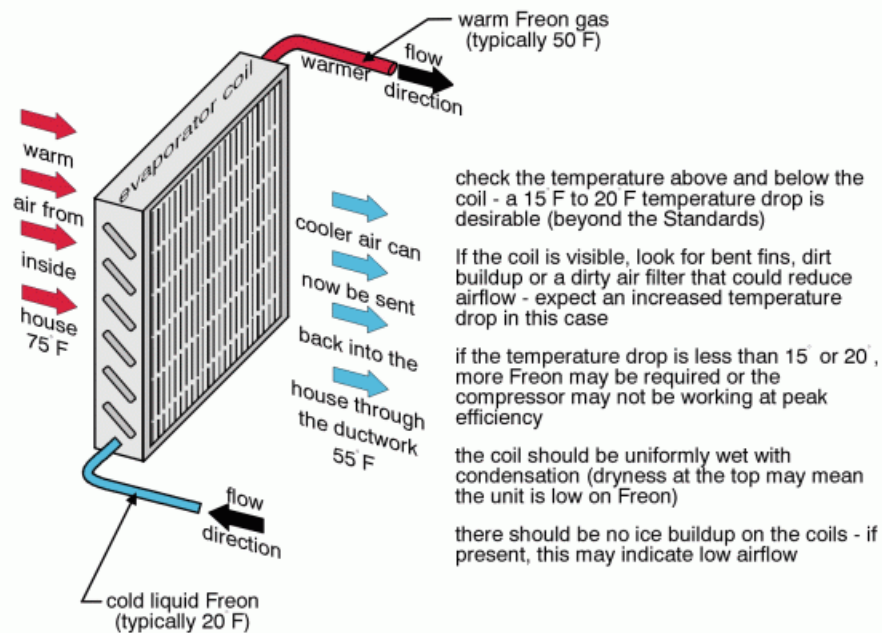
Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Middle Basement

Task: Further evaluation

Time: Immediate

### Evaporator coil - inspection procedures



# COOLING & HEAT PUMP

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

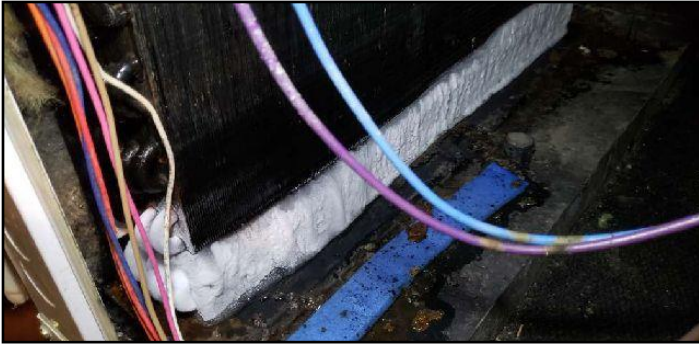
COOLING

INSULATION

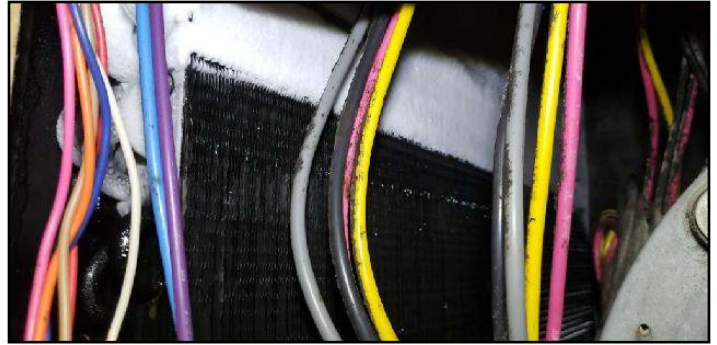
PLUMBING

INTERIOR

REFERENCE



42. Frost



43. Frost

# INSULATION AND VENTILATION

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value:

• [R-32](#)



44. R-32

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

Wall insulation material: • Not determined

## Limitations

Inspection prevented by no access to: • Wall space

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

## Recommendations

### VENTILATION \ General

**18. Condition:** • Recommend replacing missing radon mitigation exhaust pipe in accordance with Illinois mitigation guidelines.

**Location:** South Exterior Wall

**Task:** Replace

**Time:** Immediate

# INSULATION AND VENTILATION

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



45.



# PLUMBING

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Water supply source:** • Public

**Service piping into building:** • PE (polyethylene)

**Supply piping in building:** • [Copper](#)

**Main water shut off valve at the:**

- Front of the basement



46. Front of the basement

**Water flow and pressure:** • [Functional](#)

**Water heater type:** • [Conventional](#)

**Water heater fuel/energy source:** • [Electric](#)

**Water heater manufacturer:**

- Rheem

East Unit

Model number: 6E50-2 Serial number: Q111531520

# PLUMBING

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



47. Rheem

- Rheem  
West Unit

Model number: 6E50-2 Serial number: AQ121531360



49. Rheem



48. Rheem



50. Rheem

## Water heater tank capacity:

• 50 gallons

Both

## Water heater approximate age:

• 2 years

Both

**Water heater location:** • Basement • Furnace room

**Waste and vent piping in building:** • [PVC plastic](#)

**Floor drain location:** • Near water heater

**Exterior hose bibb (outdoor faucet):** • Present • Frost proof

## Limitations

**Items excluded from a building inspection:** • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Landscape irrigation system

## Recommendations

### FIXTURES AND FAUCETS \ Faucet

**19. Condition:** • [Drip, leak](#)

Recommend repairing leaking hot handle stem for the whirlpool.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** East Second Floor Master Bathroom

**Task:** Repair

**Time:** Immediate

### FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump

**20. Condition:** • [No pump access](#)

Recommend providing larger access to the whirlpool pump in the case of failure or repairs. The access panel currently under the master bathroom sink does not appear to be large enough.

**Implication(s):** Increased maintenance costs | Difficult to service

**Location:** East Second Floor Master Bathroom

**Task:** Improve

**Time:** Immediate

# INTERIOR

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Major floor finishes:** • [Carpet](#) • [Hardwood](#) • Tile

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Fixed](#) • [Single/double hung](#) • Metal-clad wood

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • Hinged • [Metal](#)

**Doors:** • Inspected

**Oven type:** • Convection

**Oven fuel:** • Electricity

**Appliances:** • Refrigerator • Dishwasher • Waste disposal • Microwave oven

**Laundry facilities:** • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Clothes dryer vented to exterior

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

## Limitations

**Not included as part of a building inspection:** • Cosmetic issues • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms.

**Percent of foundation not visible:** • 85%

**Basement leakage:** • Cannot predict how often or how badly basement will leak

## Recommendations

### WINDOWS \ Glass (glazing)

**21. Condition:** • [Lost seal on double or triple glazing](#)

Recommend repairing or replacing lost thermal seal between glass.

**Implication(s):** Shortened life expectancy of material

**Location:** West First Floor Dining Room

**Task:** Repair or replace

**Time:** Immediate

### DOORS \ Glass (glazing)

**22. Condition:** • [Lost seal on double or triple glazing](#)

Recommend repairing or replacing,lost thermal seal between glass.

**Implication(s):** Shortened life expectancy of material

**Location:** East Basement

**Task:** Repair or replace

**Time:** Immediate



## STAIRS \ Handrails and guards

### 23. Condition: • [Missing](#)

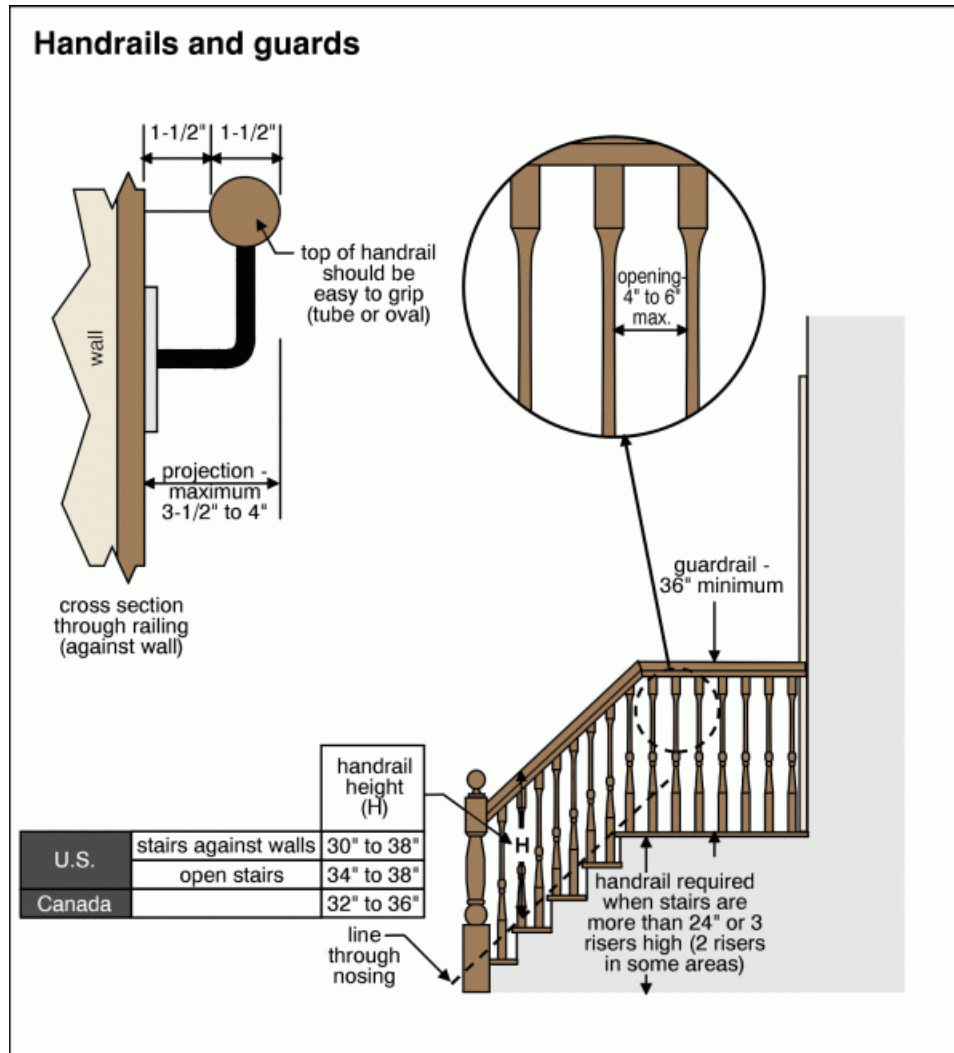
Recommend installing a handrail for the basement steps and the garage steps.

**Implication(s):** Fall hazard

**Location:** Various

**Task:** Provide

**Time:** Immediate



# INTERIOR

3905 Catamaran Crt, Quincy, IL September 6, 2018

Report No. 1511, v.3

[www.quincyhomepro.net](http://www.quincyhomepro.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

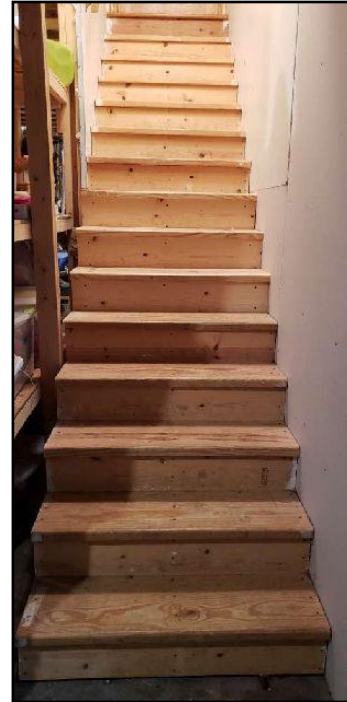
PLUMBING

INTERIOR

REFERENCE



51. Missing



52. Missing

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS