

# *Tom Camp Inspection Services, LLC*

## Property Inspection Report



Main St, Colorado Springs CO, 80914  
Inspection prepared for: John Smith  
Agent: Support - Home Inspector Pro

Inspection Date: 10/16/2009 Time: 10:00 am  
Age: 25 years Size: 2700 + SF  
Weather: clear

Inspector: Tom Camp  
License #  
Colorado Springs, CO, 80920  
Phone: 719-201-9472 [www.tomcampinspectionsservices.com](http://www.tomcampinspectionsservices.com)



Report Summary

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

**Description of Ratings**

**SERV:** Item is operating correctly

**MAJOR:** Item is defective and not operating correctly and could be expensive to correct

**REPAIR:** Item is in need of minor repair or maintenance

**SAFETY:** Item poses a life safety concern

**N/A:** Not Applicable

Garage		
Page 6 Item: 4	Automatic Opener	• The Chamberlin opener light socket is out of place and poses a safety hazard and could cause electrical shock.
Electrical		
Page 8 Item: 12	GFCI and AFCI	• There is no GFCI protection at Kitchen.
Page 8 Item: 13	Smoke Detectors	• The smoke alarm(s) located at the lower level did not operate when tested. You need to be alarmed in case of a fire. Recommend repair or replacement of the smoke alarm. Check the batteries every month for proper operation.

# Basement/Foundation

## 1. Type of Construction

Lower Level • Slab on Grade

## 2. Foundation Walls

Serv.	Major	Repair	Safety	N/A
X				

Materials: Poured Concrete  
Observations:

## 3. Posts and Girders

Serv.	Major	Repair	Safety	N/A
X				

Materials: Steel  
Observations:

## 4. Floor Structure

Serv.	Major	Repair	Safety	N/A
X				

Materials: Concrete  
Observations:

## 5. Wall Structure

Serv.	Major	Repair	Safety	N/A
X				

Materials: Wood Frame  
Observations:

## 6. Ceiling structure

Serv.	Major	Repair	Safety	N/A
X				

Materials: Ply Wood Joists  
Observations:

## 7. Limitations

# Exterior Areas

## 1. Wall Covering

Serv.	Major	Repair	Safety	N/A
X				

Materials: Wood Siding  
Observations: weathered in some areas on west side of house.



wood siding on west side by chimney weathered



weathered wood siding

**2. Eaves, Soffits and Fascias**

Serv.	Major	Repair	Safety	N/A
X				

Materials: Wood  
Observations:

**3. Exterior Doors**

Serv.	Major	Repair	Safety	N/A
X				

Materials: Metal • Wood  
Observations:

**4. Window/Door Frames and Trim**

Serv.	Major	Repair	Safety	N/A
X				

Materials: Wood  
Observations:

**5. Caulking**

Serv.	Major	Repair	Safety	N/A
		X		

Appears serviceable  
Observations: Caulking is recommended around garage door trim.

**6. Driveways**

Serv.	Major	Repair	Safety	N/A
X				

Materials: Asphalt  
Observations: Typical cracking was observed at the Asphalt surfaces. Cracks had been sealed. Recommend monitoring cracks and resealing when necessary.



monitor cracks in drive for future repairs

7. Walkways

Serv.	Major	Repair	Safety	N/A
X				

Materials: Brick/Pavers  
Observations:

8. Patios

Serv.	Major	Repair	Safety	N/A
X				

Materials: Pavers  
Observations:

9. Steps to Building

Serv.	Major	Repair	Safety	N/A
X				

Materials: Wood at main entry • Block Pavers at rear of house • Wood Railings  
Observations:

10. Decks

Serv.	Major	Repair	Safety	N/A
X		X		

Materials: Wood  
Observations: Unstable railing at end on west side of house

11. Porches

Serv.	Major	Repair	Safety	N/A
				X

Materials: N/A  
Observations:

12. Balconies

Serv.	Major	Repair	Safety	N/A
				X

Materials: N/A  
Observations:

13. Railings and Balusters

Serv.	Major	Repair	Safety	N/A
X				

Materials: Wood Railings  
Observations:



Loose Railing, needs re-tightened

14. Grading and Surface Drainage

Serv.	Major	Repair	Safety	N/A
X				

Graded Away From House  
Observations:

15. Vegetation Affecting Foundation

Serv.	Major	Repair	Safety	N/A
X				

No Deficiencies Observed  
Observations:

16. Window Wells

Serv.	Major	Repair	Safety	N/A
				X

Materials: N/A  
Observations:

17. Retaining Walls

Serv.	Major	Repair	Safety	N/A
X				

Materials: Wood • Brick  
Observations:

18. Limitations

# Garage

1. Style

Materials: Attached 2 Cars

2. Overhead Garage Doors

Serv.	Major	Repair	Safety	N/A
		X		

Materials: Wood  
Observations: a few loose parts on west garage door which needs tightened

3. Garage Door Parts

Serv.	Major	Repair	Safety	N/A
X				

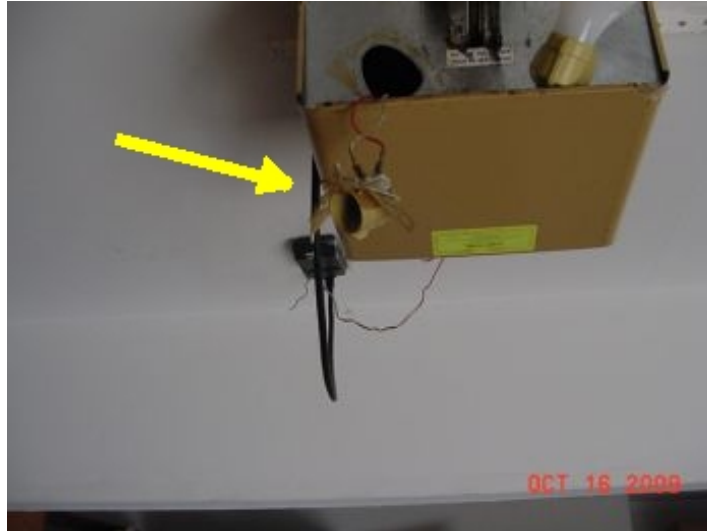
Observations:

4. Automatic Opener

Serv.	Major	Repair	Safety	N/A
X				

Materials: Lift Master • Chamberlin

Observations: The Chamberlin opener light socket is out of place and poses a safety hazard and could cause electrical shock.



Light socket is out of place and could cause electrical shock

5. Garage Door Opener Safety Features

Serv.	Major	Repair	Safety	N/A

Safety Sensors (NOT PRESENT) • Safety Reverse

Observations: Safety Issue: No safety sensors present

6. Firedoor

Serv.	Major	Repair	Safety	N/A
X				

Present

Observations:

7. Firewall and Ceiling

Serv.	Major	Repair	Safety	N/A
X				

Present

Observations:

8. Service Door

Serv.	Major	Repair	Safety	N/A
				X

None

Observations:

9. Floor

Serv.	Major	Repair	Safety	N/A
X				

Materials: Concrete

Observations: worn concrete surface where vehicles traveled.

10. Sill Plates

Serv.	Major	Repair	Safety	N/A
				X

Materials: Not Visible

Observations:

11. Limitations

# Electrical

## 1. Size Of Electrical Service

Serv.	Major	Repair	Safety	N/A
X				

Service Size 150 Amps  
Observations:

## 2. Service Drop

Serv.	Major	Repair	Safety	N/A
X				

Underground  
Observations:

## 3. Service Entrance Conductors

Serv.	Major	Repair	Safety	N/A
X				

Materials: Aluminum  
Observations:

## 4. Service Equipment and Main Disconnect

Serv.	Major	Repair	Safety	N/A
X				

150 Amps  
Observations:

## 5. Service Grounding

Serv.	Major	Repair	Safety	N/A
X				

Materials: Copper • Water Pipe Connection • Ground Rod Connection  
Observations:

## 6. Main Panel

Serv.	Major	Repair	Safety	N/A
X				

Manufacturer: General Switch  
Observations:

## 7. Over Current Protection

Serv.	Major	Repair	Safety	N/A
X				

Breakers  
Observations:

## 8. Auxiliary "Sub" Panels

Serv.	Major	Repair	Safety	N/A
				X

None Visible  
Observations:

## 9. Wiring Method

Serv.	Major	Repair	Safety	N/A
X				

Materials: Non Metallic Cable "Romex"  
Observations:

## 10. Distribution Wiring

Serv.	Major	Repair	Safety	N/A
X				

Materials: Copper  
Observations:

## 11. Switches and Receptacles

Serv.	Major	Repair	Safety	N/A
X				

Grounded  
Observations:

12. GFCI and AFCI

Serv.	Major	Repair	Safety	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Garage • Bathroom(s) • No AFCI's Present. Not Required  
 Observations: Bathrooms are protected by GFCI located in garage above work bench • **There is no GFCI protection at Kitchen.**



GFCI located in garage which feeds bathroom outlets

13. Smoke Detectors

Serv.	Major	Repair	Safety	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operated when tested at upper level  
 Observations: **The smoke alarm(s) located at the lower level did not operate when tested. You need to be alarmed in case of a fire. Recommend repair or replacement of the smoke alarm. Check the batteries every month for proper operation.**



smoke detector at lower level did not work when tested

14. Carbon Monoxide Detectors

Serv.	Major	Repair	Safety	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operated When Tested  
 Observations:

15. Limitations

# Heating

## 1. Fuel Shut Off For Building

Serv.	Major	Repair	Safety	N/A
X				

Exterior Of House on East side  
Observations:



Gas Main shut off located on East side of House

## 2. Energy Source

Natural Gas

## 3. Heating System Type

Serv.	Major	Repair	Safety	N/A
X				

Manufacturer: Magic Chef • Serial #I 08437 LEB • Model # G66-100D-5  
Observations: No deficiencies were observed at the time of inspection. 100+ degrees air was observed at numerous registers using a laser thermometer.



Gas shut off to furnace

## 4. Approximate Age

Original

5. Vents/Flues/Chimneys

Serv.	Major	Repair	Safety	N/A
X				

Materials: Metal • Metal Double Wall  
Observations:

6. Heat Distribution Methods

Serv.	Major	Repair	Safety	N/A
X				

Ductwork  
Observations:

7. Heat Source in each Room

Serv.	Major	Repair	Safety	N/A
X				

Yes • No Deficiencies Observed  
Observations:

8. Filter

Serv.	Major	Repair	Safety	N/A
X				

Materials: 16x25x1  
Observations:



Filter location

9. Supplementary Heat

Serv.	Major	Repair	Safety	N/A
				X

None  
Observations:

10. Other Components

Serv.	Major	Repair	Safety	N/A
				X

Materials:  
Observations:

11. Limitations

# Attic/Insulation/Ventilation

1. Access

Serv.	Major	Repair	Safety	N/A
X				

Observations:

2. Method Of Inspection/Location

Viewed in the Attic

3. Insulation Condition

Serv.	Major	Repair	Safety	N/A
X				

Materials: fiberglass batts

Depth:

Observations: Only visible insulation was viewed from in attic space. Insulation was R-11, attached to roof trusses.

4. Exhaust Vent

Serv.	Major	Repair	Safety	N/A
				X

Observations:

5. Roof Ventilation

Serv.	Major	Repair	Safety	N/A
X				

Location: Roof Top • Soffit

Observations:

6. Vaport Retarders

Serv.	Major	Repair	Safety	N/A
				X

Materials: None Visible

Observations:

7. Limitations

## Interior Areas

Note: Bedrooms outlets should be protected with AFCI breakers. NOTE: as of July 2009 Colorado House Bill 1091 requires seller to install CO Detectors within 15' of entry to any bedroom or sleeping quarters.

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

1. Wall and Ceiling Materials

Serv.	Major	Repair	Safety	N/A
X				

Materials: drywall

Observations: minor cracking on west exterior drywall surface

2. Floor Surfaces

Serv.	Major	Repair	Safety	N/A
X				

Materials: Laminate • hardwood type • concrete • Tile • Carpet

Observations:

3. Window Condition

Serv.	Major	Repair	Safety	N/A
X				

Materials: wood • crank • Double Glazed

Observations: functional

4. Doors

Serv.	Major	Repair	Safety	N/A
X				

Observations: Wood • functional

5. Closets

Serv.	Major	Repair	Safety	N/A
X				

Observations: functional

6. Stairs & Handrail

Serv.	Major	Repair	Safety	N/A
X				

Observations: functional

7. Door Bell

Serv.	Major	Repair	Safety	N/A
X				

Observations: operated

8. Ceiling Fans

Serv.	Major	Repair	Safety	N/A
X				

Observations: operated

9. Limitations

## Kitchen/Appliances/Laundry

1. Cabinets

Serv.	Major	Repair	Safety	N/A
X				

Observations:

2. Counters

Serv.	Major	Repair	Safety	N/A
X				

Observations:

3. Dishwasher

Serv.	Major	Repair	Safety	N/A
X				

Observations: General Electric

4. Garbage Disposal

Serv.	Major	Repair	Safety	N/A
X				

Manufacturer:

5. Oven

Serv.	Major	Repair	Safety	N/A
X				

Manufacturer: General Electric  
Observations:

6. Refrigerator

Serv.	Major	Repair	Safety	N/A
X				

Manufacturer: General Electric  
Observations:

7. Microwave

Serv.	Major	Repair	Safety	N/A
X				

Observations: Built in General Electric (operated)

8. Dryer Vent

Serv.	Major	Repair	Safety	N/A
X				

Observations: functional

9. Limitations

## Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Toilets

Serv.	Major	Repair	Safety	N/A
X				

Materials: Standard 3.5 Gallons  
Location: Master • 2nd floor full bath • 1st floor full bath • Kitchen  
Observations:

2. Sinks

Serv.	Major	Repair	Safety	N/A
X				

Materials: Porcelain Steel  
Location: Master • 2nd floor full bath • 1st floor full bath • Kitchen  
Observations:

3. Tubs/Surrounds/Enclosures

Serv.	Major	Repair	Safety	N/A
X				

Materials: Tub • Pre-fabricated  
Location: Master • 2nd floor full bath • 1st floor full bath • Kitchen  
Observations:

4. Showers/Doors/Surrounds

Serv.	Major	Repair	Safety	N/A
X				

Materials: Glass • Ceramic Tile  
Location: Master • 1st floor full bath • 2nd floor full bath  
Observations:

5. Faucets

Serv.	Major	Repair	Safety	N/A
X				

Location: Master • 2nd floor full bath • 1st floor full bath • Kitchen  
Observations:

6. Limitations

# Fireplaces/Wood Stoves

## 1. Fireplaces

Serv.	Major	Repair	Safety	N/A
X				

Materials: Wood Burning

Observations: Recommend cleaning flue pipe prior to use

## 2. Dampers

Serv.	Major	Repair	Safety	N/A
X				

Description/Materials: Operated when tested

Observations:



Fire Place Damper & Flue Pipe

## 3. Vents/Flues/Chimneys

Serv.	Major	Repair	Safety	N/A
		X		

Description/Materials: Metal

Observations: Flue cap missing

## 4. Limitations

# Plumbing

## 1. Water Supply Source

Public Water Supply

## 2. Service Pipe To House

Materials: Copper

## 3. Main Water Valve Location

Location: Utility Room

## 4. Interior Water Supply Piping

Serv.	Major	Repair	Safety	N/A
X				

Materials: Copper

Observations:



Water Main shut off to house

5. Interior Gas Supply Piping

Serv.	Major	Repair	Safety	N/A
X				

Materials: Black Iron  
Observations:

6. Waste System

Public Sewer System

7. Exterior and Garage Faucets

Serv.	Major	Repair	Safety	N/A
X				

Materials: Frost Free  
Observations:

8. Water Pressure

Serv.	Major	Repair	Safety	N/A
X				

Pressure Observed: 60 PSI  
Observations:



frost proof hose bibs

9. Traps/Drains/Supply

Serv.	Major	Repair	Safety	N/A
X				

Materials:

Location: Master • 2nd floor full bath • 1st floor full bath • Kitchen

Observations:



Floor Drain outside furnace room

10. Sump Pumps

Serv.	Major	Repair	Safety	N/A
				X

N/A

Observations:

11. Water Heater Age

Approximate Age: Could not find this brand listed (AGE UNKNOWN)

12. Water Heaters

Serv.	Major	Repair	Safety	N/A
X				

Manufacturer RichLine • Serial # RLN 1184A27062

Approximate Capacity 40 Gallons

Observations:



Gas shut off for Water Heater

13. Drain, Waste & Vent Systems

Serv.	Major	Repair	Safety	N/A
X				

Materials: Plastic  
Observations:



Main Sewer Clean-Out in Furnace Room

14. Other Components

Serv.	Major	Repair	Safety	N/A
				X

Materials: N/A  
Observations:

15. Vent Pipe to Exterior

Serv.	Major	Repair	Safety	N/A
X				

Plastic  
Observations:

# Roof

1. Style & Pitch

Gable

2. Method of Inspection

Walked on Roof Surface

3. Roofing Materials

Materials: 3D asphalt architectural shingles

4. Approximate Age

approximately 2 Years

5. Roofing Condition

Serv.	Major	Repair	Safety	N/A
X				

Observations:

6. Flashings and Valleys

Serv.	Major	Repair	Safety	N/A
X				

Materials: Metal  
Observations:

7. Chimneys

Serv.	Major	Repair	Safety	N/A
		X		

Materials: Framed  
Observations: Vent Cap missing at fireplace, wood siding has weathered on west and east sides of fireplace chimney.



Cap missing



weathered wood siding

8. Roof Drainage System

Serv.	Major	Repair	Safety	N/A
X				

Materials: Galvanized/Aluminum • Downspouts discharge below grade.  
Observations:

9. Skylights

Serv.	Major	Repair	Safety	N/A
X				

Materials: Curb Type  
Observations: Recommend caulking around skylight, even though no leaks were observed.



Skylight should be re-caulked

10. Limitations

11. Roof Structure

Serv.	Major	Repair	Safety	N/A
X				

Materials:  
Observations:

# Bedrooms

1. Wall and Ceiling Materials

Serv.	Major	Repair	Safety	N/A
X				

Materials: drywall  
Observations:

2. Doors

Serv.	Major	Repair	Safety	N/A
X				

Observations: Wood • functional

3. Closets

Serv.	Major	Repair	Safety	N/A
X				

Observations: functional

4. Ceiling Fans

Serv.	Major	Repair	Safety	N/A
X				

Observations: operated

5. Floor Surfaces

Serv.	Major	Repair	Safety	N/A
X				

Materials: Carpet  
Observations:

Photos



Attic Space