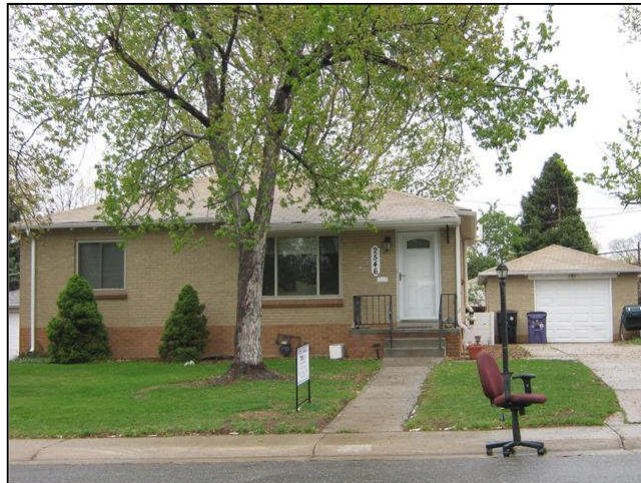




Inspection Report

Customer Name

Property Address:
XXXX S StreetName St
Denver CO 80219



A Healthy Home, LLC

Robert Boyd
4844 South Parfet Street
Littleton, CO 80127
303-989-6809

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Date: 5/2/2017	Time: 09:00 AM	Report ID: 93xx
Property: XXXX S StreetName St Denver CO 80219	Customer: Customer Name	Real Estate Professional:

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. Items marked as "**MAJOR DEFECT**" or "**SAFETY HAZARD**" are highly recommended to be repaired before occupying the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit does not appear to be in this home.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Helpful Information for Home Buyers and Home Owners

We have filled our website with helpful information. For example, there is a section on "expansive soils," with a link to the Colorado Geologic Survey's [Home Owners Guide to Swellings Soils](#). There is a link to the Consumer Product Safety Commission's page for Appliances that have been recalled and another link to a site that can determine the age of most appliances by manufacturer, model and serial number. Please visit the website for more information and suggestions to help take care of your home. Look for the "Advice for home buyers and home owners" heading on our Home Inspections page.

website: ahealthyhomecolorado.com

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Style of Home:
Ranch

Age Of Home:
Over 50 Years

Home Faces:
West

Client Is Present:
Yes

Radon Test:
Yes

Mold Test:
No

Weather:
Light Rain

Temperature:
Below 60

Rain in last 3 days:
Yes

1. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, unnecessary, not accessible or cause damage. Predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

		IN	NI	NP	RR
1.0	Roof Covering				•
1.1	Gutters and Downspouts				•
1.2	Flashing				•
1.3	Vents, Skylights, Chimney, and other roof penetrations	•			
1.4	Roof Structure and Attic	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Styles & Materials

Roof Covering type:

3-Tab Asphalt Shingles

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

N/A

Roof Structure:

2 X 6 Rafters

Lateral bracing

Roof-Type:

Hip

Method used to observe attic:

From entry

Attic info:

Attic access

No Storage

Attic hatch

Comments:

1.0 Roof covering is old and may have less than 4 years of life remaining. Recommend having a roofing company inspect and make repairs as necessary. The shingles along the transition to the patio roof are showing surface cracking. Other areas of the roof also have cracking and are starting to loose their adhesion. Once this begins the roof's ability to shed water diminishes quickly. The roof is a hip style with a shed roof over the back patio.

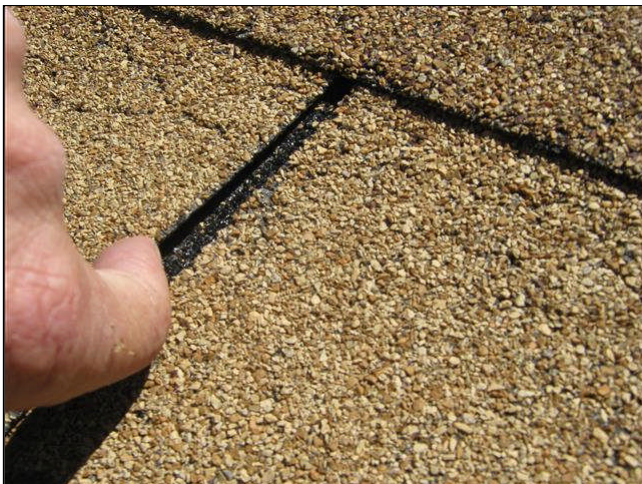
Roof covering over the patio was installed over the previous roof. There are 2 layers of roofing over the patio and it has more cracking visible than other areas of the roof. 3 layers are not allowed, so the coverings will need to be removed when the next roof is installed. Roofing over an installed layer may violate the shingle manufactures warranty.



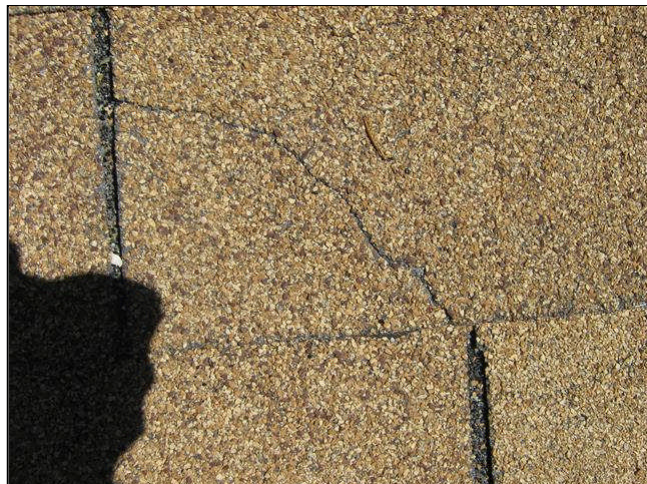
1.0 Item 1(Picture)



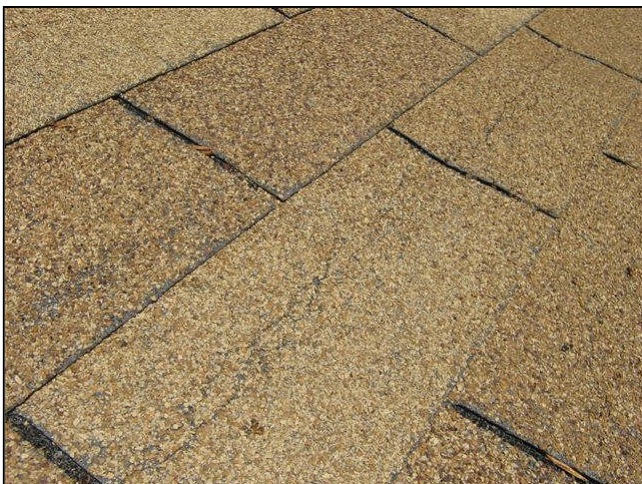
1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

1.1 (1) The downspouts do not have extenders. The water is being discharged next to the foundation wall which can cause structural problems. I recommend an extender that will discharge the water a least 5 feet from the foundation wall.



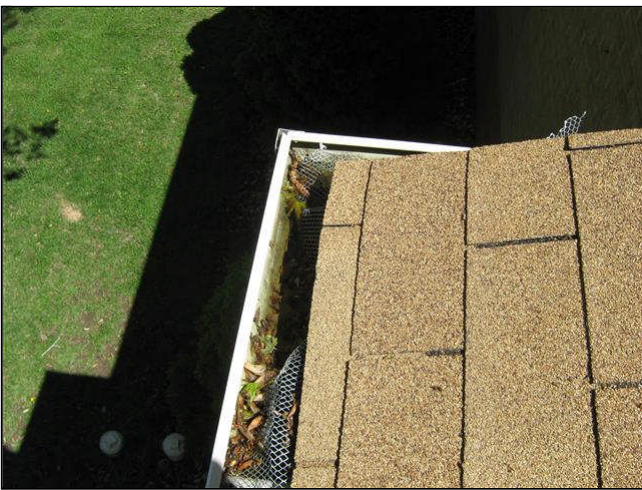
1.1 Item 1(Picture)



1.1 Item 2(Picture)

(2) Gutter on the north and east sides of the garage are sloping the wrong direction. Gutters sloping away from the downspouts need to be rehung with a 1/16 inch per foot slope toward the downspout.

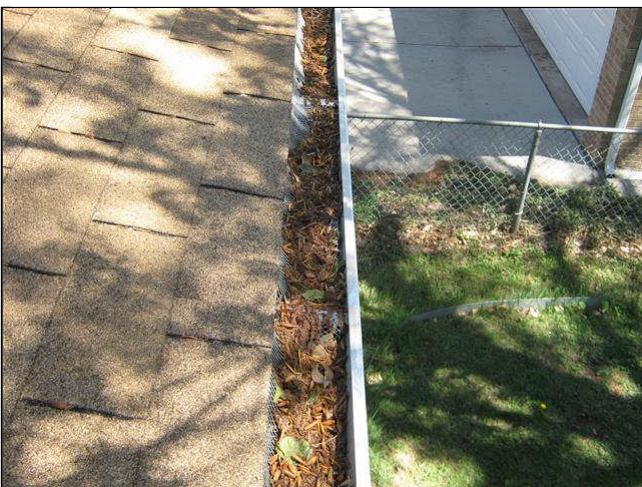
(3) Some of the gutters on the house have standing water in them. They are also clogged with leaves. They may not have proper slope toward the downspout. They need to be cleaned and checked for proper drainage and slope. Gutters sloping away from the downspouts need to be rehung with a 1/16 inch per foot slope toward the downspout.



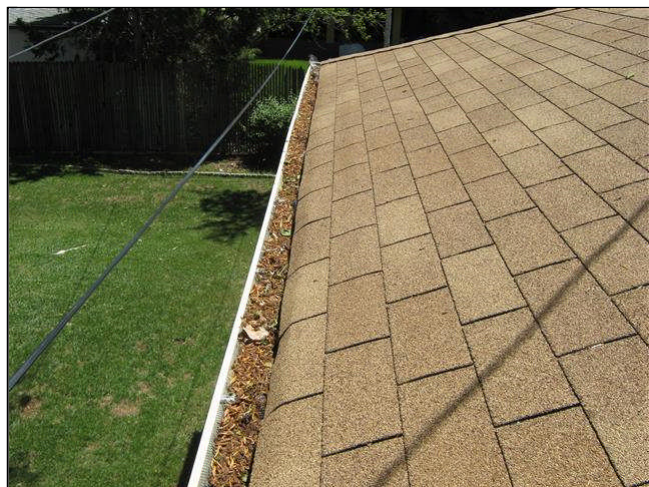
1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture)

(4) The gutter along the front of the house is leaking at the 90 degree turn.

1.2 Transitional flashing is missing where the roof changes from 5:12 pitch to 3:12 pitch. Recommend having a roofing company inspect and make repairs as necessary.

1.4 Roof structure is 2 x 8 inch rafters on 24 inch centers.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas are not visible and can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection with favorable weather conditions. Our inspection attempts to find leaks but sometimes cannot. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, steps, stairs, porches, railings, eaves, soffits and fascias. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Covering, Flashing and Trim				•	Siding Material: Brick veneer
2.1	All Exterior Doors				•	Exterior Entry Doors: Steel
2.2	Adjacent Walkways and Driveways	•				Appurtenance: Covered porch
2.3	Stairs, Steps, Stoops, Stairways and Ramps	•				Driveway: Concrete
2.4	Porches, Patios, Decks, Balconies and Carports	•				
2.5	Railings, Guards and Handrails	•				
2.6	Eaves Soffits and Fascia				•	
2.7	Windows (a representative number)	•				
2.8	Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion				•	
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

2.0 (1) Significant cracks in the brick veneer on the garage extend through the foundation. The north side and northwest corner of the garage appears to have settled significantly. This may be due to gutters and downspout problems. Fixing the gutters and downspouts may stabilize the foundation. If not the foundation walls can be underpinned, which will require structural engineering and a structural contractor to perform the work. The cracks in the brick veneer need to be repaired by tuck-pointing, so water does not get into the wall. Repairs have been performed on the east wall of the garage.



2.0 Item 1(Picture) Garage



2.0 Item 2(Picture) Garage



2.0 Item 3(Picture) Garage



2.0 Item 4(Picture) East Side of Garage

(2) Minor crack are present in the brick veneer on the south side of the house. There may be due to drainage issues or may be just from expansion and contraction on the south side of the house.



2.0 Item 5(Picture)

2.1 Pass through door on the patio does not close fully.



2.1 Item 1(Picture)

2.2 Driveway and walkway have cracks in the concrete, which are expected with a house of this age.



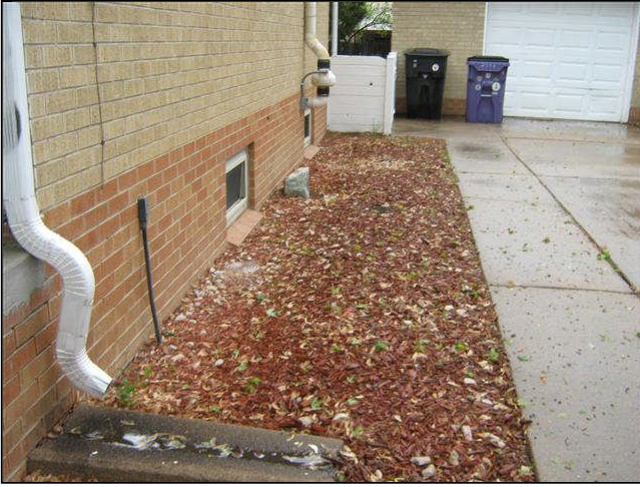
2.2 Item 1(Picture)

2.6 Minor damage to the soffit in the front of the house due to gutter leaks.



2.6 Item 1(Picture)

2.8 (1) There is negative slope on the south side of the house. This allows water to drain near the foundation walls that can cause structural problems. Vegetation that requires watering should not be planted within 5 feet of the house or the garage. There should be a slope away from the house and garage that drops at least 6 inches over the first 5 feet. I recommend contracting a professional landscaping company to regrade around the south side of the house.

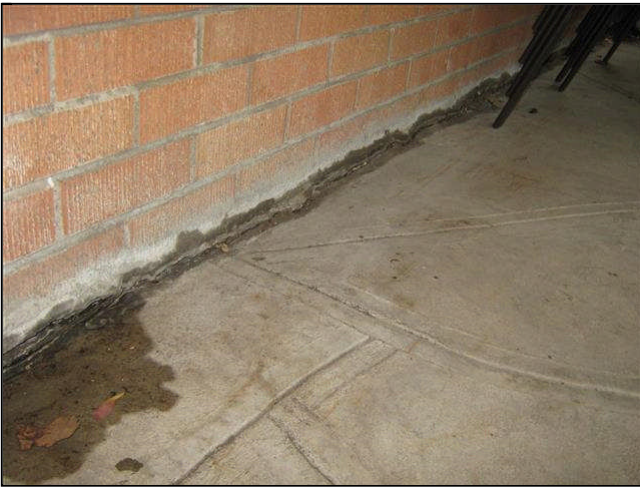


2.8 Item 1(Picture)



2.8 Item 2(Picture)

(2) Back porch concrete slab within 2 feet of the house is sloping back towards the house. This will channel water back toward the foundation. The gap between the house and the patio needs to be caulked.



2.8 Item 3(Picture)

The exterior of the home was inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Basement, Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats. Provide any engineering or architectural service.

		IN	NI	NP	RR	Styles & Materials
3.0	Foundation, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building.)	•				Foundation: Poured concrete
3.1	Walls (Structural)	•				Floor Structure: Slab
3.2	Columns or Piers	•				Wall Structure: 2 X 4 Wood Framing
3.3	Floors (Structural)	•				Columns or Piers: Wood piers
3.4	Ceilings (structural)	•				Ceiling Structure: 2X8
3.5	Basement Egress Windows			•		Number of Crawl Spaces: NONE

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

3.5 SAFETY HAZARD: One egress window is required for every basement, and for each bedroom in the basement. The newest code requires window wells to have 36 inches in front of the window. The basement egress window opening size must be a minimum of 5.7 square feet. Also, the window opening must be a minimum of 20 inches wide and 24 inches high. Basement egress window wells over 44 inches deep must have a ladder for egress.

The structure of the home was inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

		IN	NI	NP	RR	Styles & Materials
4.0	Heating System				•	Heat Type: Forced Air
4.1	Normal Operating Controls	•				Energy Source: Gas
4.2	Automatic Safety Controls	•				Number of Heat Systems (excluding wood): One
4.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Heat System Brand: GOODMAN
4.4	Presence of installed heat source in each room	•				Furnace Mfg Date: 2013
4.5	Chimneys, Flues and vents (for gas water heaters or heat systems)				•	Ductwork: Non-insulated
4.6	Cooling System			•		Filter Type: Disposable
4.7	Furnace Checked for Natural Gas and Carbon Monoxide leaks	•				Filter Size: 16x25
						Number of AC Only Units: None

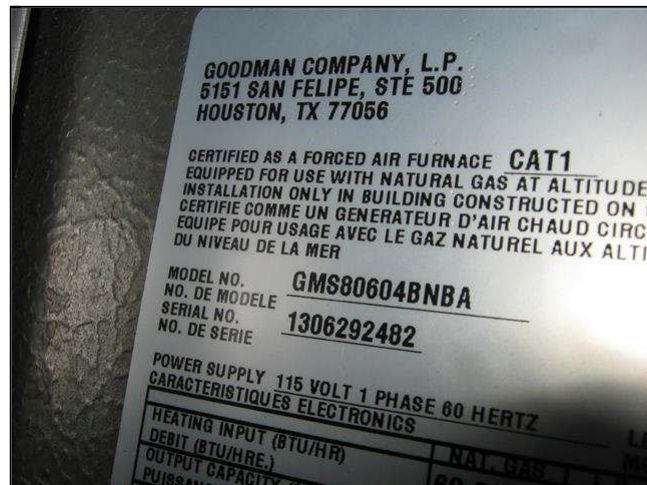
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

4.0 (1) The furnace is not operating correctly and needs to be evaluated by an HVAC professional. The burners are turning off in the middle of the cycle, before the temperature set on the thermostat is reached. There may be a sensor that is causing it to shut off the burners. Also, the fan motor is noisy and needs service or may need to be replaced. The furnace does provide adequate heat for the house.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

(2) The furnace is newer but has not been maintained well. The unit needs to be cleaned and serviced by a furnace professional. The filter needs to be replaced.

4.5 The vent pipe for gas furnace has rust and water marks from a past leak. I recommend a qualified licensed heat contractor inspect further and repair as needed.



4.5 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. The inspection is not meant to be technically exhaustive. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and determine if the water supply is public or private.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

		IN	NI	NP	RR
5.0	Main Water supply shut-off valve (Describe location)	•			
5.1	Main Fuel Supply shut-off valve (Describe Location)	•			
5.2	Water Heating Equipment, Controls, Chimneys, Flues and Vents				•
5.3	Interior Water Supply, Fixtures, Faucets and Systems				•
5.4	Drainage, Waste and Vent System	•			
5.5	Interior Fuel Storage, Piping, Venting, Supports, Leaks			•	
5.6	Sump Pumps with accessible float			•	
5.7	Exterior Plumbing				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Plumbing Water

Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

ABS

Galvanized

Water Heater Power

Source:

Gas (quick recovery)

Water Heater Capacity:

(2) 40 Gallon

Manufacturer:

GE

Water Heater Mfg Date:

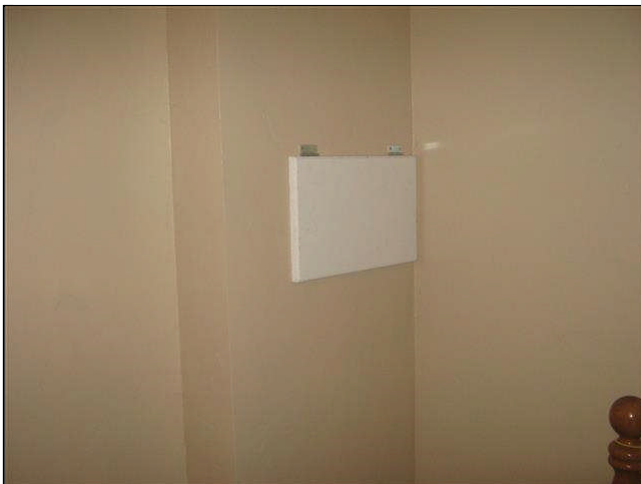
2013

Water Heater Location:

Basement

Comments:

5.0 Main water shut-off valve is located in the south basement bedroom.



5.0 Item 1(Picture)



5.0 Item 2(Picture)

5.1 The main fuel shut off is at gas meter outside.

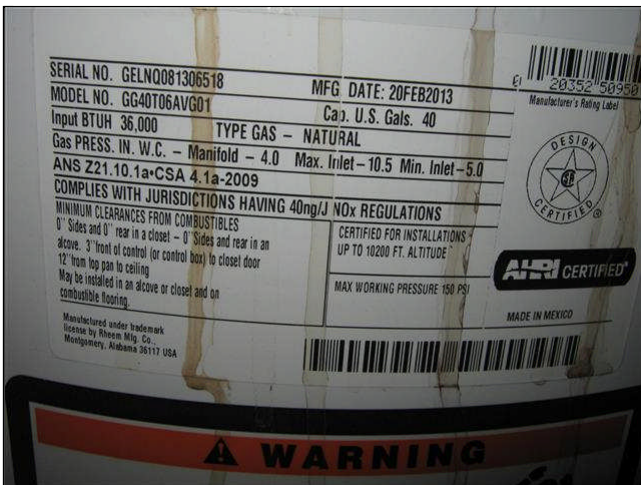
5.1 Item 1(Picture)

5.2 (1) Water heater TPR valve discharge tube does not empty onto a drain. It does discharge into a unit that pumps the water to a drain in the laundry room. Consult a plumber about repairs.

5.2 Item 1(Picture)



5.2 Item 2(Picture)

(2) Water Heater

5.2 Item 3(Picture)

5.3 (1) Basement shower is in poor condition and needs repairs. Mold and bacteria deposits are visible of the caulk and in the grout lines. Significant cracks have appeared in the grout that are allowing moisture to get behind the tiles and into the wall. Moisture was detected under the floor tiles using a protimeter (moisture meter). Considering the condition of this shower I would expect toxic molds to be present behind the tiles and inside the walls surrounding the shower. The shower needs to be remediated by a certified mold expert using IICRC S520 standards. Precaution should be taken to control the spores during the remediation efforts. Containment with negative air pressure needs to be set-up in the bathroom to control the spores. The bottom 2 row of tile need to be replaced. The backing board will also need to be replaced in places. Mold inside the wall needs to be removed. Drywall that has visible mold must be replaced. Wood that has mold visible on it needs to be cleaned and/or sanded down, HEPA vacuumed and treated with an antimicrobial coating. Wood that is rotted needs to be replaced. Once the mold is removed, the remediation area needs to be HEPA vacuumed with walls and smooth surfaces damp wiped. The air needs to be cleaned using HEPA air scrubbers. Follow up testing is recommended by in Independent Environment Professional.



5.3 Item 1(Picture)



5.3 Item 2(Picture)



5.3 Item 3(Picture)



5.3 Item 4(Picture)

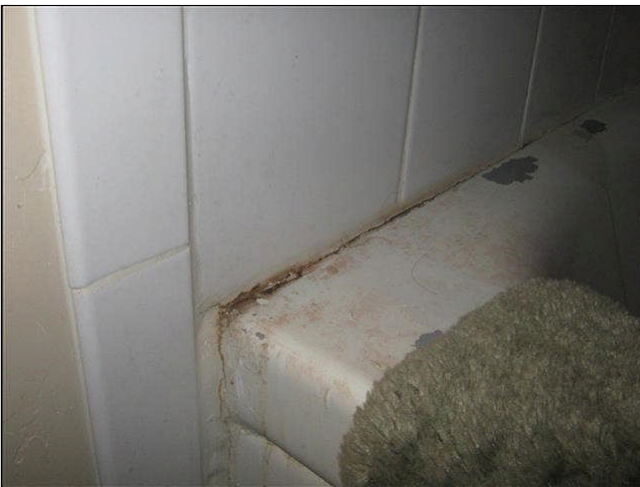
(2) Master shower is in fair condition. It needs to have the caulk replaced and the grout repaired in places.



5.3 Item 5(Picture)



5.3 Item 6(Picture)



5.3 Item 7(Picture)

- (3) Sink in the basement bathroom drains slow.
- (4) Main level tub does not have a stopper.
- (5) Note: bathroom sinks do not have overflow channels to protect from overflowing.

5.7 Both hose bibs drip. There is one in the front yard and one on the back porch. A licensed plumber needs to evaluate and repair or replace as necessary.



5.7 Item 1(Picture)



5.7 Item 2(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And describe the amperage rating of the service. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report the absence of smoke detectors or carbon monoxide detectors.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Activate any electrical systems or branch circuits which are not energized. Operate over current protection devices. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

		IN	NI	NP	RR	Styles & Materials
6.0	Service Entrance Conductors, Service Drop	•				Electrical Service Conductors: Overhead service
6.1	Location of Main and Distribution panels	•				Panel capacity: 125 AMP
6.2	Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding				•	Panel Type: Circuit breakers
6.3	Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage	•				Electric Panel Manufacturer: GENERAL ELECTRIC
6.4	Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)				•	Branch wire 15 and 20 AMP: Copper
6.5	Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure	•				Wiring Methods: Romex
6.6	All Ground Fault Circuit Interrupter Receptacles				•	
6.7	Smoke Detectors	•				
6.8	Carbon Monoxide Detector				•	

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IN NI NP RR

Comments:

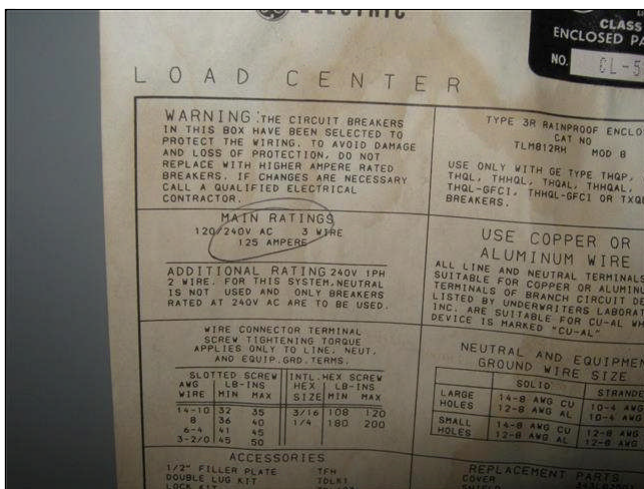
6.1 The main electrical distribution panel is outside on the east side of the house on the back patio.



6.1 Item 1(Picture)



6.1 Item 2(Picture)



6.1 Item 3(Picture)

6.2 Circuit labels are incomplete. I recommend correcting for safety reasons.

6.4 (1) SAFETY HAZARD: There are unprotected wires in the garage that should be in conduit. A licensed electrician should be contracted to do the work.



6.4 Item 1(Picture)

(2) SAFETY HAZARD: Outlet in the master bathroom is loose.

6.6 (1) SAFETY HAZARD: GFCI in the kitchen to the right of the stove will not trip. It may be because of a loose ground wire or a defective GFCI. I recommend having it evaluated by a licensed electrician, and repair or replace as necessary.



6.6 Item 1(Picture)

(2) SAFETY HAZARD: The exterior receptacles are not GFCI protected. It may not have been required when the house was built. It is a recommended upgrade.



6.6 Item 2(Picture)

6.8 SAFETY HAZARD: Carbon Monoxide detectors are not present. There should be 1 detector within 15 feet of each bedroom. One is also recommended for the basement in or near the utility room.

The electrical system of the home was inspected and reported on with the above information. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Inspect automatic fuel feed devices. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

		IN	NI	NP	RR	Styles & Materials
7.0	Gas/LP Firelogs and Fireplaces		•			Operable Fireplaces: None
7.1	Solid Fuel Heating Devices (Fireplaces, Woodstove)		•			Number of Woodstoves: None

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The inspection is not meant to be technically exhaustive and does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

8. Insulation and Ventilation

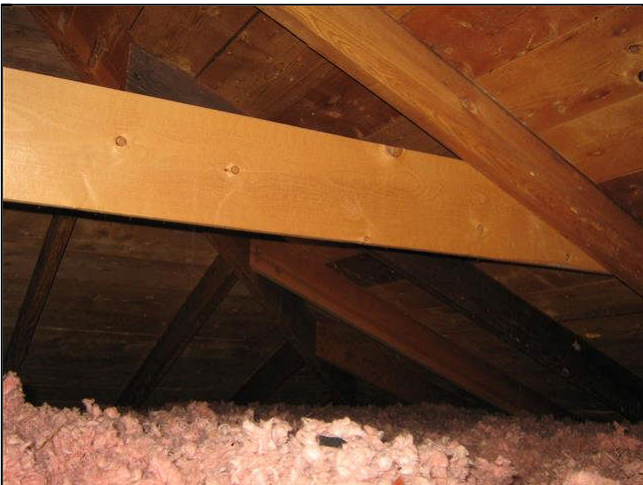
The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems. The home inspector shall describe: Insulation in unfinished spaces. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
8.0	Insulation in Attic	•				Attic Insulation: Blown Fiberglass Rock wool R-30 or better
8.1	Ventilation of Attic				•	Ventilation: Ridge vents
8.2	Insulation Under Floor System			•		Exhaust Fans: None
8.3	Venting systems (Kitchens, Baths and Laundry)	•				Dryer Power Source: 220 Electric
8.4	Ventilation Fans and Thermostatic Controls (in Attic)			•		Dryer Vent: Flexible Metal Floor System Insulation: NONE

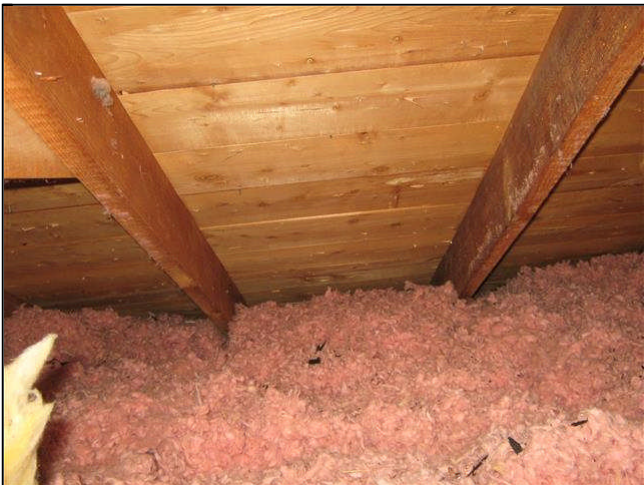
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 The attic has 9 or 10 inches total of blown insulation, which has a value of approximately R-30. The bottom 4 inches is rock wool insulation and the top 5 or 6 inched is fiberglass insulation. The most recent recommendations for our climate zone are for R-49 in attics. There is no vapor barrier under the attic insulation. Vapor barriers help reduce attic ventilation requirements.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.1 Only ridge vents are present for ventilation. There are no soffit or gable vents. Without soffit vents the attic should have a 1 square foot vent for each 150 square feet of attic space. By my count there should be 2 or 3 more ridge vents. I recommend adding 2 or 3 more ridge vents or adding soffit vents. Ventilation could also be improved by adding wind turbine or active ventilation. The lack of ventilation will allow heat to build up in the attic that would likely cut short the life expectancy of the roof covering.

8.3 There is a radon system that pulls air from under the slab and exhaust it to the outdoors. The system includes a shut-off switch and a pressure gauge.



8.3 Item 1(Picture)



8.3 Item 2(Picture) Radon Pressure Gauge

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Interior

The inspector shall inspect: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. Operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. **The inspector is not required to observe:** Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments. Inspect security systems or components. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Operate or examine any sauna, instant hot water dispenser, or other small, ancillary devices. Inspect elevators.

		IN	NI	NP	RR	Styles & Materials
9.0	Ceilings	•				Ceiling Materials: Drywall
9.1	Walls	•				Wall Material: Drywall
9.2	Floors	•				Floor Covering(s): Carpet Hardwood T&G Stone
9.3	Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails	•				Interior Doors: Raised panel
9.4	Counters and Cabinets (representative number)	•				Window Types: Thermal/Insulated Casement Sliders
9.5	Doors (representative number)				•	Cabinetry: Wood
9.6	Windows (representative number)				•	Countertop: Granite
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

9.1 (1) Basement walls are not floating type walls. There is a crack in the drywall above the door to the basement bathroom.



9.1 Item 1(Picture)

(2) Basement utility room has water stains on the untreated plywood. The wall needs to be painted with a primer such as "Kilz" or equivalent.



9.1 Item 2(Picture)

9.2 Floors are in fair condition. The wood floor has minor deterioration by the front door. The kitchen and bathroom stone floors have minor cracks and imperfections.



9.2 Item 1(Picture)



9.2 Item 2(Picture)

9.5 (1) The basement bedroom door facing is detached from the frame. Also, the hinges are loose.



9.5 Item 1(Picture)

(2) The top and bottom of some of the doors are not painted. This can cause the door to warp, especially bathroom doors.

(3) Basement south bedroom door is not undercut to allow air flow under the door when the door is closed. With forced air heating a gap is required for efficient heating of the room. I recommend cutting the bottom of the door so that there is a 3/4 inch gap underneath, and painting or sealing the bottom to prevent warping.

9.6 Casement window in kitchen has a broken crank.



9.6 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Garage

Inspector shall: Inspect garage doors either manually or by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable. Inspect for fire wall protection and proper door from garage to interior of house.

Inspector is not required to: Determine if garage is large enough or garage door is tall enough for a particular vehicle. Operate remote door controller.

		IN	NI	NP	RR	Styles & Materials
10.0	Garage Floor				•	Garage Door Type: One automatic
10.1	Garage Door (s)	•				Auto-opener Manufacturer: CRAFTSMAN
10.2	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

10.0 (1) Large crack in the garage floor. Crack should be patched.



10.0 Item 1(Picture)

(2) Water is flowing under the garage door and into the corner of the garage. The slope needs to be corrected in front of the garage.



10.0 Item 2(Picture)

11. Built-In Kitchen Appliances

Inspector shall: Inspect built-in appliances to determine operability. Check microwave with leak tester. Operate dishwasher and check for leaks, operate stove top, operate oven, inspect refrigerator. Operate disposer. Determine if vent hoods vent to outdoor or indoors. Record manufacture, serial number and model number of major built-in appliances when visible.

Inspector is not required to: Determine the age or life expectancy of the appliances. Determine if an appliance was recalled.

		IN	NI	NP	RR	Styles & Materials
11.0	Dishwasher				•	Disposer Brand: BADGER
11.1	Ranges/Ovens/Cooktops	•				Exhaust/Range hood: FRIGIDAIRE
11.2	Range hood	•				Trash Compactors: NONE
11.3	Trash Compactor			•		
11.4	Food Waste Disposer	•				
11.5	Microwave Cooking Equipment	•				
11.6	Refrigerator	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

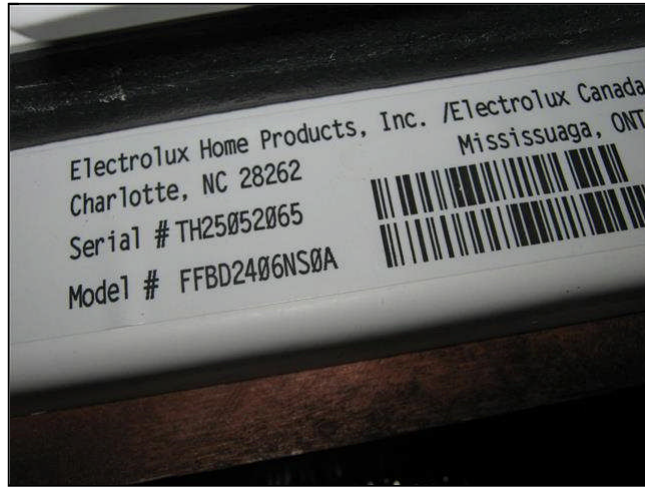
IN NI NP RR

Comments:

11.0 (1) Dishwasher door will not close. So, the dishwasher is not operable.



11.0 Item 1(Picture)



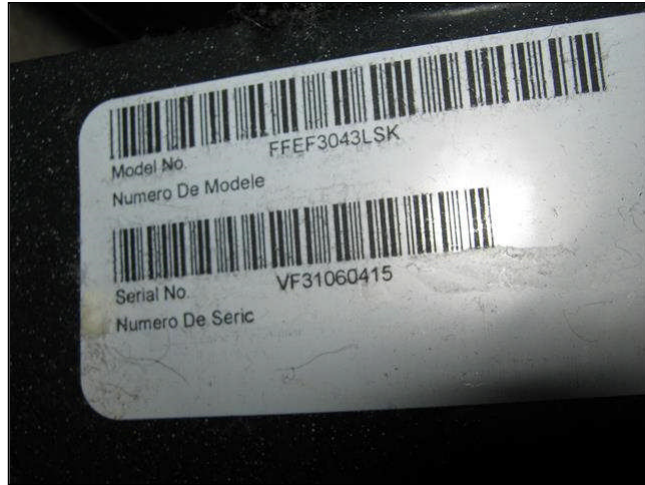
11.0 Item 2(Picture)

(2) Dishwasher manufactured by Frigidaire in 2012, according to online source (Appliance 411).

11.1 Oven/Range manufactured by Fridgidaire in 2013, according to online source (Appliance 411). No Consumer Product Safety Commission recalls.



11.1 Item 1(Picture)



11.1 Item 2(Picture)

11.2 Range Hood is part of the microwave and is manufactured by Fridgidaire in 2012. The range hood does not vent to the outdoors.



11.2 Item 1(Picture)

11.4 Disposer



11.4 Item 1(Picture)

11.5 Microwave manufactured by Frigidaire in 2012. No Consumer Product Safety Commission recalls.

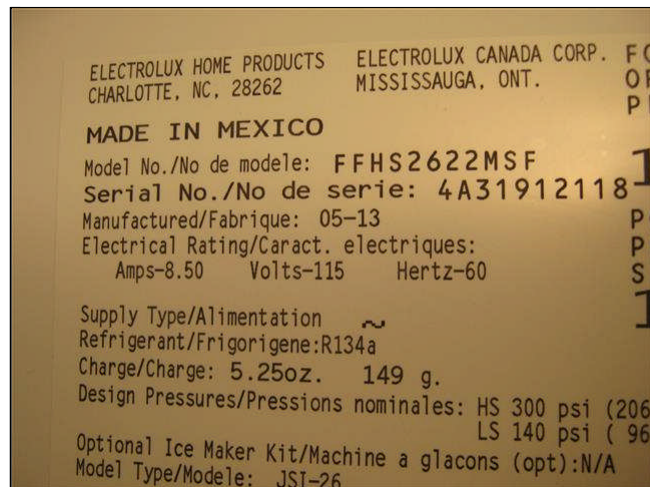
11.5 Item 1(Picture)



11.5 Item 2(Picture)

11.6 Refrigerator manufactured by Frigidaire in 2013. No Consumer Product Safety Commission recalls.

11.6 Item 1(Picture)



11.6 Item 2(Picture)

You can determine the age of most appliances by manufacturer, model and serial number at the website "Appliance 411." Please visit the website for a like to their page. Look for the "Appliances" section under "Advice for home buyers and home owners" heading on our Home Inspections page at ahealthyhomecolorado.com. Also, there is a link on our site to the Consumer Product Safety Commission's page for Appliances that have been recalled.

General Summary



A Healthy Home, LLC

4844 South Parfet Street
Littleton, CO 80127
303-989-6809

Customer

Customer Name

Address

XXXX S StreetName St
Denver CO 80219

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof

1.0 Roof Covering

Repair or Replace

Roof covering is old and may have less than 4 years of life remaining. Recommend having a roofing company inspect and make repairs as necessary. The shingles along the transition to the patio roof are showing surface cracking. Other areas of the roof also have cracking and are starting to loose their adhesion. Once this begins the roof's ability to shed water diminishes quickly. The roof is a hip style with a shed roof over the back patio.

Roof covering over the patio was installed over the previous roof. There are 2 layers of roofing over the patio and it has more cracking visible than other areas of the roof. 3 layers are not allowed, so the coverings will need to be removed when the next roof is installed. Roofing over an installed layer may violate the shingle manufactures warranty.

1. Roof



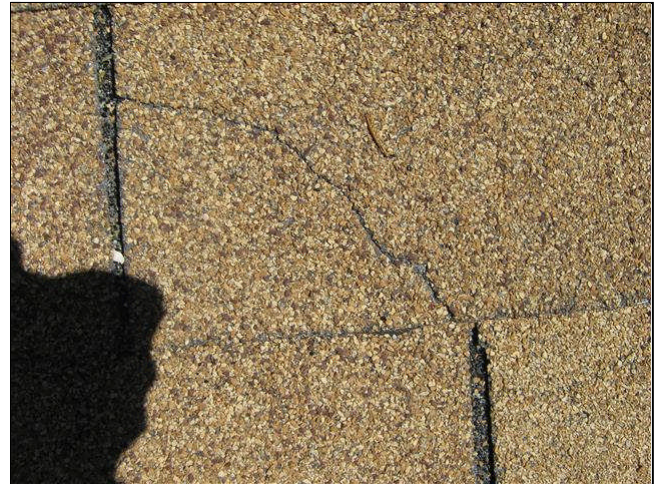
1.0 Item 1(Picture)



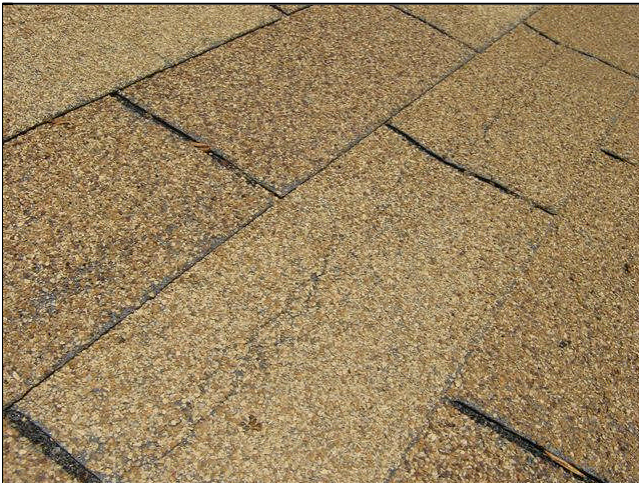
1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

1.1 Gutters and Downspouts

Repair or Replace

(1) The downspouts do not have extenders. The water is being discharged next to the foundation wall which can cause structural problems. I recommend an extender that will discharge the water a least 5 feet from the foundation wall.

1. Roof

1.1 Item 1(Picture)



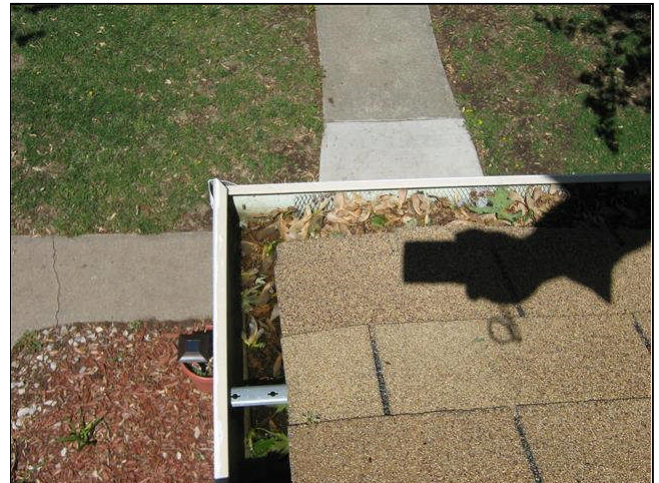
1.1 Item 2(Picture)

(2) Gutter on the north and east sides of the garage are sloping the wrong direction. Gutters sloping away from the downspouts need to be rehung with a 1/16 inch per foot slope toward the downspout.

(3) Some of the gutters on the house have standing water in them. They are also clogged with leaves. They may not have proper slope toward the downspout. They need to be cleaned and checked for proper drainage and slope. Gutters sloping away from the downspouts need to be rehung with a 1/16 inch per foot slope toward the downspout.



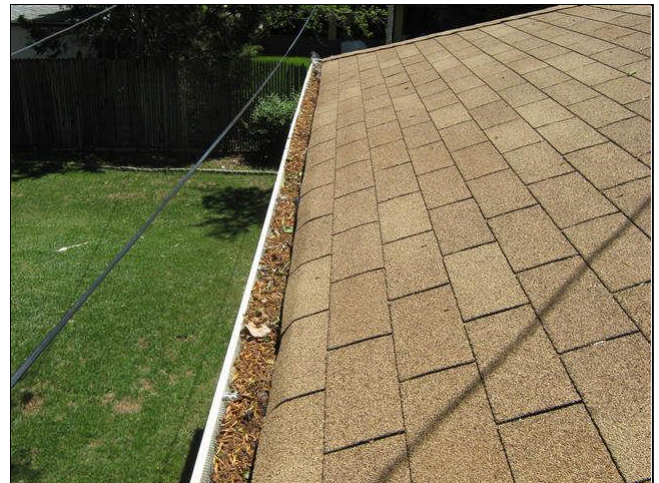
1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture)

(4) The gutter along the front of the house is leaking at the 90 degree turn.

1. Roof

1.2 Flashing

Repair or Replace

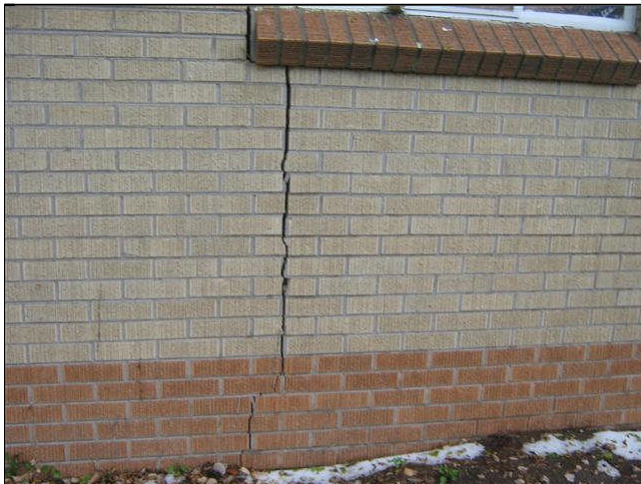
Transitional flashing is missing where the roof changes from 5:12 pitch to 3:12 pitch. Recommend having a roofing company inspect and make repairs as necessary.

2. Exterior

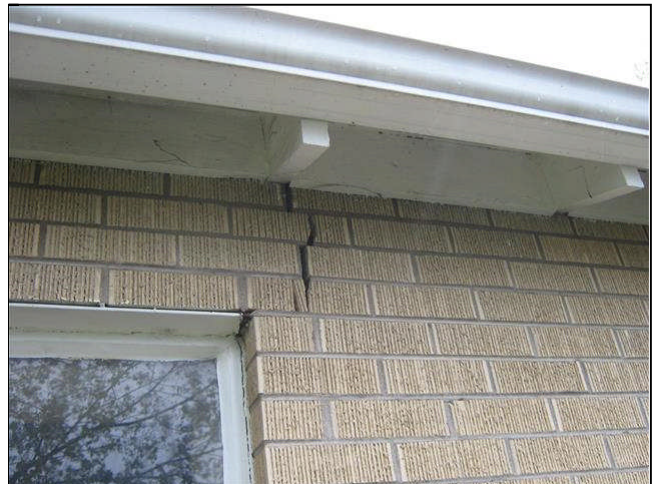
2.0 Wall Covering, Flashing and Trim

Repair or Replace

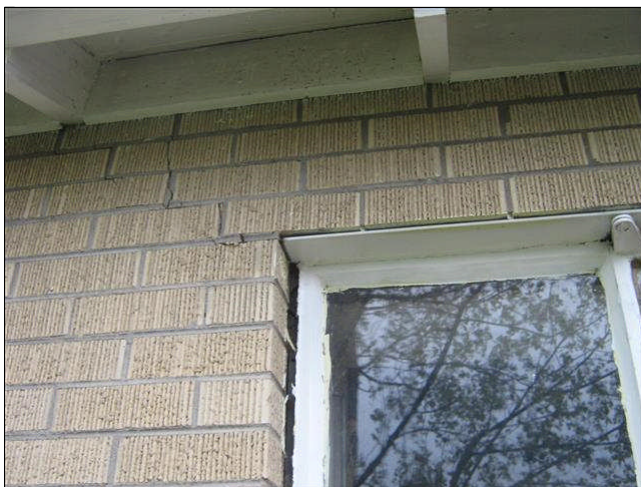
(1) Significant cracks in the brick veneer on the garage extend through the foundation. The north side and northwest corner of the garage appears to have settled significantly. This may be due to gutters and downspout problems. Fixing the gutters and downspouts may stabilize the foundation. If not the foundation walls can be underpinned, which will require structural engineering and a structural contractor to perform the work. The cracks in the brick veneer need to be repaired by tuck-pointing, so water does not get into the wall. Repairs have been performed on the east wall of the garage.



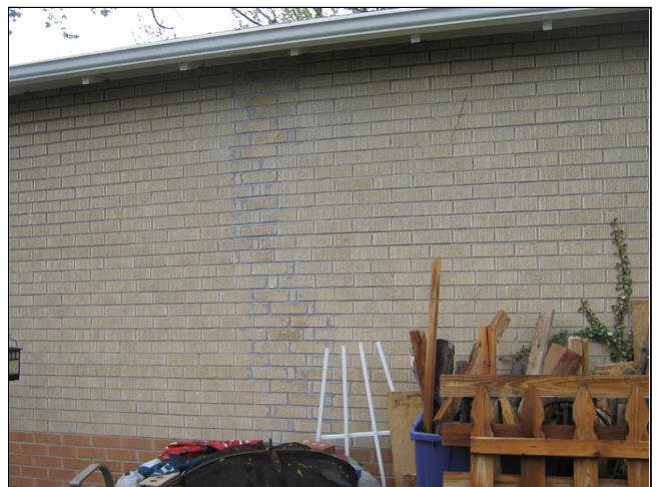
2.0 Item 1(Picture) Garage



2.0 Item 2(Picture) Garage



2.0 Item 3(Picture) Garage



2.0 Item 4(Picture) East Side of Garage

2.1 All Exterior Doors

Repair or Replace

Pass through door on the patio does not close fully.

2. Exterior



2.1 Item 1(Picture)

2.6 Eaves Soffits and Fascia

Repair or Replace

Minor damage to the soffit in the front of the house due to gutter leaks.



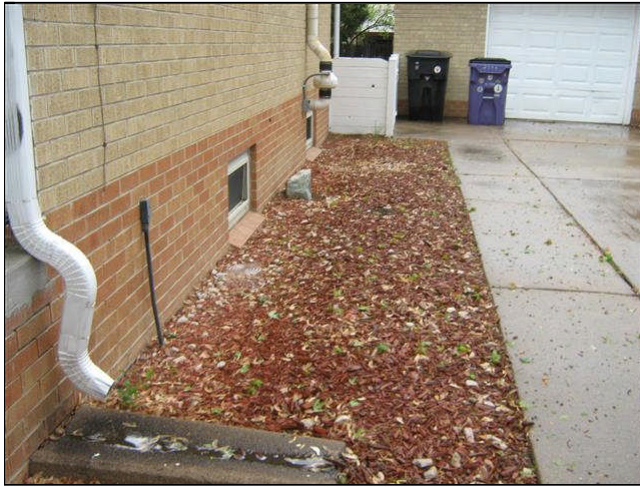
2.6 Item 1(Picture)

2.8 Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion

Repair or Replace

(1) There is negative slope on the south side of the house. This allows water to drain near the foundation walls that can cause structural problems. Vegetation that requires watering should not be planted within 5 feet of the house or the garage. There should be a slope away from the house and garage that drops at least 6 inches over the first 5 feet. I recommend contracting a professional landscaping company to regrade around the south side of the house.

2. Exterior

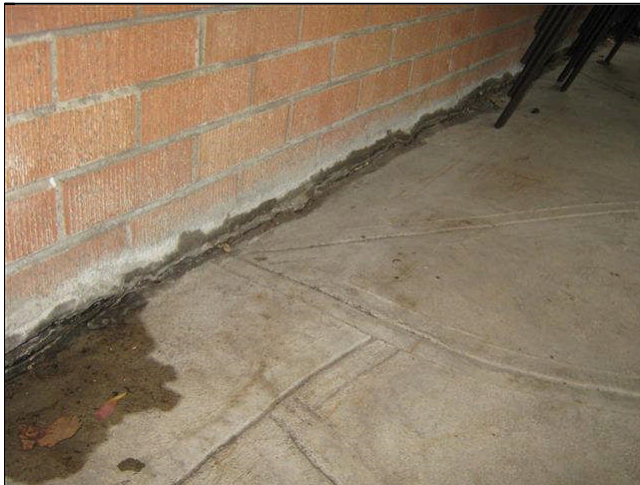


2.8 Item 1(Picture)



2.8 Item 2(Picture)

(2) Back porch concrete slab within 2 feet of the house is sloping back towards the house. This will channel water back toward the foundation. The gap between the house and the patio needs to be caulked.



2.8 Item 3(Picture)

3. Basement, Foundation, Crawlspace and Structure

3.5 Basement Egress Windows

Not Present

SAFETY HAZARD: One egress window is required for every basement, and for each bedroom in the basement. The newest code requires window wells to have 36 inches in front of the window. The basement egress window opening size must be a minimum of 5.7 square feet. Also, the window opening must be a minimum of 20 inches wide and 24 inches high. Basement egress window wells over 44 inches deep must have a ladder for egress.

4. Heating and Cooling

4.0 Heating System

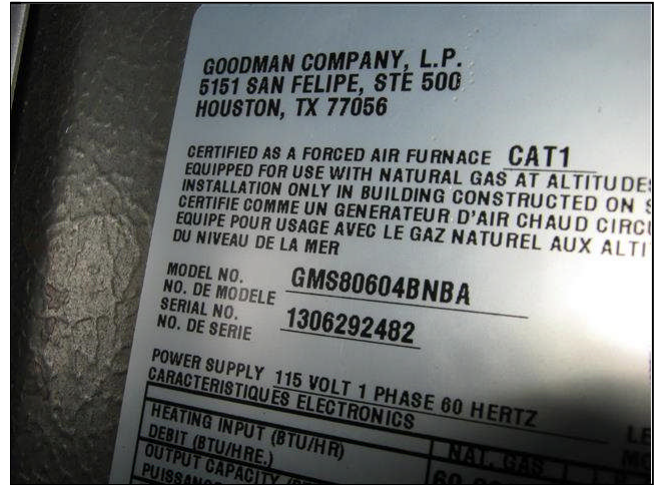
Repair or Replace

(1) The furnace is not operating correctly and needs to be evaluated by an HVAC professional. The burners are turning off in the middle of the cycle, before the temperature set on the thermostat is reached. There may be a sensor that is causing it to shut off the burners. Also, the fan motor is noisy and needs service or may need to be replaced. The furnace does provide adequate heat for the house.

4. Heating and Cooling



4.0 Item 1(Picture)



4.0 Item 2(Picture)

(2) The furnace is newer but has not been maintained well. The unit needs to be cleaned and serviced by a furnace professional. The filter needs to be replaced.

4.5 Chimneys, Flues and vents (for gas water heaters or heat systems)

Repair or Replace

The vent pipe for gas furnace has rust and water marks from a past leak. I recommend a qualified licensed heat contractor inspect further and repair as needed.



4.5 Item 1(Picture)

5. Plumbing

5.2 Water Heating Equipment, Controls, Chimneys, Flues and Vents

Repair or Replace

(1) Water heater TPR valve discharge tube does not empty onto a drain. It does discharge into a unit that pumps the water to a drain in the laundry room. Consult a plumber about repairs.

5. Plumbing

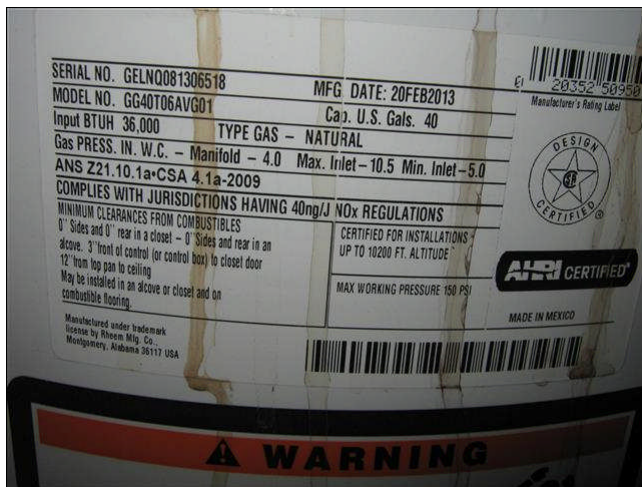


5.2 Item 1(Picture)



5.2 Item 2(Picture)

(2) Water Heater



5.2 Item 3(Picture)

5.3 Interior Water Supply, Fixtures, Faucets and Systems Repair or Replace

(1) Basement shower is in poor condition and needs repairs. Mold and bacteria deposits are visible of the caulk and in the grout lines. Significant cracks have appeared in the grout that are allowing moisture to get behind the tiles and into the wall. Moisture was detected under the floor tiles using a protimeter (moisture meter). Considering the condition of this shower I would expect toxic molds to be present behind the tiles and inside the walls surrounding the shower. The shower needs to be remediated by a certified mold expert using IICRC S520 standards. Precaution should be taken to control the spores during the remediation efforts. Containment with negative air pressure needs to be set-up in the bathroom to control the spores. The bottom 2 row of tile need to be replaced. The backing board will also need to be replaced in places. Mold inside the wall needs to be removed. Drywall that has visible mold must be replaced. Wood that has mold visible on it needs to be cleaned and/or sanded down, HEPA vacuumed and treated with an antimicrobial coating. Wood that is rotted needs to be replaced. Once the mold is removed, the remediation area needs to be HEPA vacuumed with walls and smooth surfaces damp wiped. The air needs to be cleaned using HEPA air scrubbers. Follow up testing is recommended by in Independent Environment Professional.

5. Plumbing

5.3 Item 1(Picture)



5.3 Item 2(Picture)



5.3 Item 3(Picture)



5.3 Item 4(Picture)

(2) Master shower is in fair condition. It needs to have the caulk replaced and the grout repaired in places.

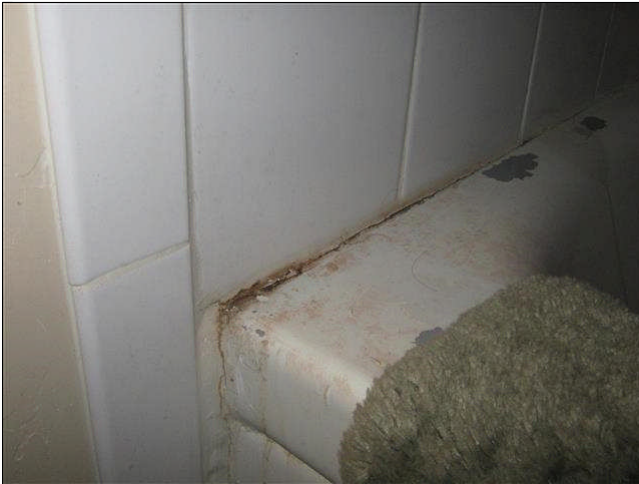
5. Plumbing



5.3 Item 5(Picture)



5.3 Item 6(Picture)



5.3 Item 7(Picture)

(3) Sink in the basement bathroom drains slow.

(4) Main level tub does not have a stopper.

5.7 Exterior Plumbing

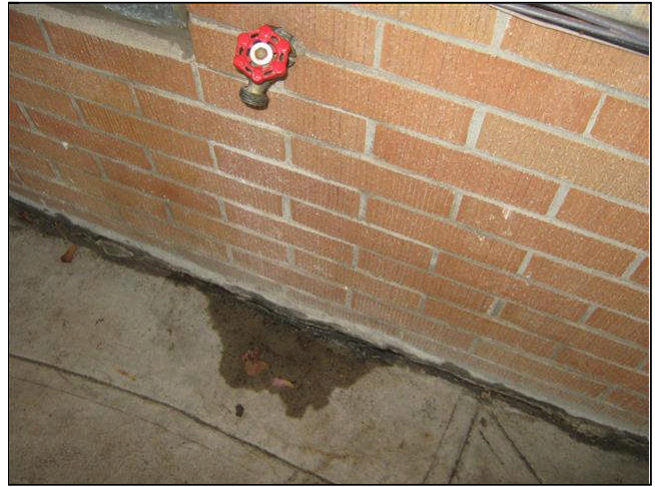
Repair or Replace

Both hose bibs drip. There is one in the front yard and one on the back porch. A licensed plumber needs to evaluate and repair or replace as necessary.

5. Plumbing



5.7 Item 1(Picture)



5.7 Item 2(Picture)

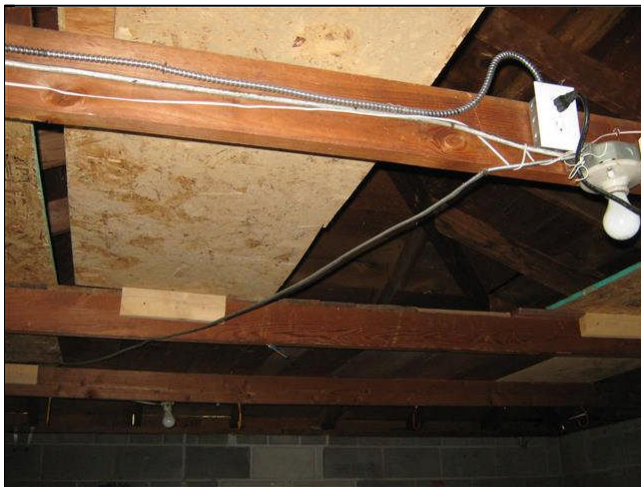
6. Electrical

6.2 Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding Repair or Replace

Circuit labels are incomplete. I recommend correcting for safety reasons.

6.4 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number) Repair or Replace

(1) SAFETY HAZARD: There are unprotected wires in the garage that should be in conduit. A licensed electrician should be contracted to do the work.



6.4 Item 1(Picture)

(2) SAFETY HAZARD: Outlet in the master bathroom is loose.

6.6 All Ground Fault Circuit Interrupter Receptacles Repair or Replace

(1) SAFETY HAZARD: GFCI in the kitchen to the right of the stove will not trip. It may be because of a loose ground wire or a defective GFCI. I recommend having it evaluated by a licensed electrician, and repair or replace as necessary.

6. Electrical



6.6 Item 1(Picture)

(2) SAFETY HAZARD: The exterior receptacles are not GFCI protected. It may not have been required when the house was built. It is a recommended upgrade.



6.6 Item 2(Picture)

6.8 Carbon Monoxide Detector

Repair or Replace

SAFETY HAZARD: Carbon Monoxide detectors are not present. There should be 1 detector within 15 feet of each bedroom. One is also recommended for the basement in or near the utility room.

8. Insulation and Ventilation

8.1 Ventilation of Attic

Repair or Replace

Only ridge vents are present for ventilation. There are no soffit or gable vents. Without soffit vents the attic should have a 1 square foot vent for each 150 square feet of attic space. By my count there should be 2 or 3 more ridge vents. I recommend adding 2 or 3 more ridge vents or adding soffit vents. Ventilation could also be improved by adding wind turbine or active ventilation. The lack of ventilation will allow heat to build up in the attic that would likely cut short the life expectancy of the roof covering.

9. Interior

9. Interior

9.1 Walls

Inspected

(2) Basement utility room has water stains on the untreated plywood. The wall needs to be painted with a primer such as "Kilz" or equivalent.

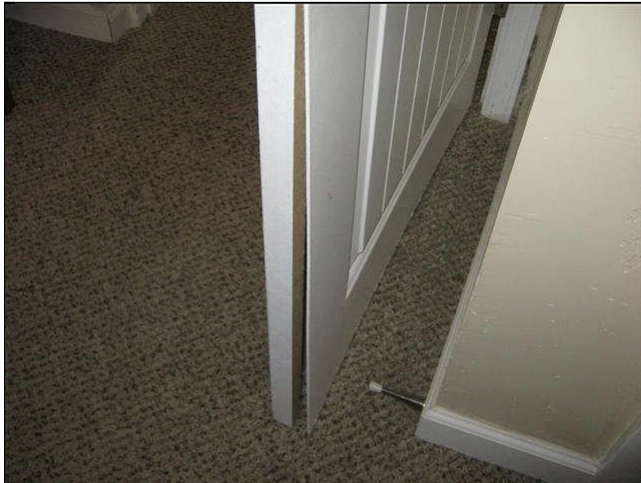


9.1 Item 2(Picture)

9.5 Doors (representative number)

Repair or Replace

(1) The basement bedroom door facing is detached from the frame. Also, the hinges are loose.



9.5 Item 1(Picture)

(2) The top and bottom of some of the doors are not painted. This can cause the door to warp, especially bathroom doors.

(3) Basement south bedroom door is not undercut to allow air flow under the door when the door is closed. With forced air heating a gap is required for efficient heating of the room. I recommend cutting the bottom of the door so that there is a 3/4 inch gap underneath, and painting or sealing the bottom to prevent warping.

9.6 Windows (representative number)

Repair or Replace

Casement window in kitchen has a broken crank.

9. Interior



9.6 Item 1(Picture)

10. Garage

10.0 Garage Floor

Repair or Replace

(1) Large crack in the garage floor. Crack should be patched.



10.0 Item 1(Picture)

(2) Water is flowing under the garage door and into the corner of the garage. The slope needs to be corrected in front of the garage.

10. Garage



10.0 Item 2(Picture)

11. Built-In Kitchen Appliances

11.0 Dishwasher

Repair or Replace

(1) Dishwasher door will not close. So, the dishwasher is not operable.



11.0 Item 1(Picture)



11.0 Item 2(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove

suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

A Healthy Home, LLC
4844 South Parfet Street
Littleton, CO 80127
303-989-6809
Inspected By: Robert Boyd

Inspection Date: 5/2/2017
Report ID: 93xx

Customer Info:	Inspection Property:
Customer Name	XXXX S StreetName St Denver CO 80219
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Total Sq Ft 1,001 - 2,000	250.00	1	250.00
Radon test with Continuous Monitor	110.00	1	110.00
Radon Test Discount	-25.00	1	-25.00
Over 50 Years Old	35.00	1	35.00

Tax \$0.00

Total Price \$370.00

Payment Method: Credit Card

Payment Status: Paid

Note: