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Report: 1872 Address:

## Confidential Inspection Report



Prepared for:

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



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**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Inspection Agreement / Contract must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

UPON RECEIPT of this report, and before the inspection objection deadline, IT IS STRONGLY RECOMMENDED that you have each reported concern and the entire system FURTHER EVALUATED for additional concerns that may be outside of the scope of the inspection. Further evaluation is recommended to provide you with the appropriate opinion of remedy and/or repair under Colorado Laws and / or Regulations. Further evaluation and/or services should be performed by appropriate, unbiased, insured contractors performing within the scope and capacity of their service under Colorado Laws and / or Regulations, such as but not limited to, a Professional Engineer, an Industrial / Environmental Hygienist, HVAC Technicians, Roofing Contractors, Plumbers, Electricians, Chimney / Fireplace Contractors, Stucco / Masonry Contractors, Window Contractors, Radon Mitigation Contractors, Pest / Rodent / Insect Control Contractors, Odor & VOC Inspection/Testing/Removal Contractors, Local Jurisdictions/Building Departments, Utility Service Providers, and/or Manufacturers, etc. As agreed, CBHI Home Inspection Services DO NOT INCLUDE PARTIAL INSPECTION SERVICES, such as but not limited to, site visits/revisits to inspect due to Inclement Weather, Weather Damage, Seller's Negotiations, Seller's Work Performed and/or Work Performed by other Service Contractors and/or Service Providers prior to or after the confirmed/scheduled Home Inspection Date/Time. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. Please call our office for any clarifications or further questions.

## REPORT SUMMARY

### EXTERIOR

Patio:

Condition:

What appeared to be settlement was visible at the patio.

### FOUNDATION - CRAWLSPACE

Crawlspace:

Access:

The trim was loose at the crawlspace access panel.

Floor:

Area rugs were visible in the crawlspace, this can trap moisture / allow mold growth.

### ROOF SYSTEM

Attic & Insulation:

Insulation Recommendations / Condition:

The insulation in the attic was unevenly distributed.

### PLUMBING SYSTEM

Water Heater:

Condition:

Due to its' age, the water heater appeared to be near the end of its' useable life.

A catch pan and drain line were not installed at the water heater as is typically required / recommended to prevent damage to the interior.

Fuel System:

Condition:

The identification tags (unit designation) were not visible at the exterior gas meters.



## HEATING / COOLING SYSTEMS

### Heating Equipment:

#### *Combustion Air:*

The basement did not appear to have a high combustion air duct as is typically required with a newer furnace. The low combustion air duct was damaged.

#### *Flues:*

The furnace flue appeared to be single wall piping, double walled piping is typically recommended with this type of furnace.

#### *Air Filters:*

It is recommended that the furnace filter(s) be changed or cleaned every 30 to 45 days for best performance.

#### *Recommendations / Conditions:*

The furnace was dirty.

The furnace should be cleaned, serviced, and inspected per manufacturer's recommendations before use.

#### *Heating Notes:*

Furnaces should be cleaned, serviced, and inspected annually as recommended by the manufacturer.

## HEATING - COOLING CONTINUED

### Air Conditioning:

#### *System Condition:*

The air conditioner condenser cooling fins were very dirty.

The air conditioner did not appear to have been serviced recently.

Air conditioners should be cleaned and serviced annually as recommended by the manufacturer.

The evaporator coil (A coil) portion of an air conditioner cannot be accessed without disassembly and cannot be checked during a visual inspection; therefore it is recommended that the air conditioner be cleaned, serviced, and inspected before the inspection objection deadline, Real Estate contract deadline date.

#### *Refrigerant Lines:*

The insulation was deteriorated / missing at the refrigerant lines at the exterior of the unit.

#### *Notes:*

Refrigerant (R-22), and parts may no longer be available to service this unit / may be difficult / expensive to obtain for the air conditioner.

The air conditioner was an older unit that may be near the end of it's useful life.

## ELECTRICAL SYSTEM

### Service:

#### *Condition:*

The electrical service meter lock was missing, call local utility provider.

### Electrical Outlets:

#### *Interior Outlets:*

GFCI protection is recommended for safety at all wet areas.

### General Wiring:

#### *120 Volt Circuits:*

An extension cord appeared to have been used as permanent wiring at the dishwasher.



## INTERIOR

### Windows:

#### *Condition:*

The tracks were loose / damaged at the living room East side window.  
One of the locks was broken at the living room East side window.  
The tracks were loose / damaged at the living room North side window.  
The tracks were loose / damaged at the living room West side window.  
One of the locks was broken at the living room West side window.  
The tracks were loose / damaged at the main level bedroom window.  
The tracks were loose / damaged at the loft window.  
The tracks were loose / damaged at the 2nd level bedroom Southern most window.  
One of the locks was broken at the 2nd level bedroom Southern window.  
The interior window caulking was cracked and deteriorated.  
A few window screens were damaged.  
The 2nd level bedroom window screens were missing.  
The windows appeared to be old / original to the house.

### Walls:

#### *Condition:*

A few cracks were visible on the interior walls.

### Ceilings:

#### *Condition:*

Due to the age of the home, the acoustic ceilings may contain asbestos.

### Floors:

#### *Condition:*

A few floor tiles were cracked.  
All floor tile grout should be cleaned and sealed.

## INTERIOR CONTINUED

### Stairs & Handrails:

#### *Condition:*

The interior stair railing openings appeared to be too large for children's safety.

### Fireplace:

#### *Condition / Recommendation:*

The fireplace and chimney should be cleaned, serviced, and inspected before use for safety.

### Smoke / Fire / Co Detectors:

#### *Smoke Detectors:*

All smoke detector batteries should be replaced at time of possession and annually thereafter, smoke detectors should be replaced every 8-10 years.

#### *Carbon Monoxide Detectors:*

All carbon monoxide detector batteries should be replaced at time of possession and annually thereafter, CO detectors should be replaced every 1-5 years.

CO detectors did not appear to be present near the 2nd level bedroom at the time of the inspection.

### Laundry:

#### *Waste Lines/Sink Drains:*

A drain pan and drain line / water alarm did not appear to be installed at the laundry as is typically recommended to prevent damage to the interior.



*Dryer Vent:*

The condition of the inside of a dryer vent pipe cannot be fully determined during a visual non-invasive inspection; therefore it is recommended that the dryer vent system be cleaned and serviced for safety.

*Electrical Outlets:*

The laundry outlets were not accessible to test.

**KITCHEN - APPLIANCES**

Range/ Cooktop / Oven:

*Condition:*

The stove did not appear to be secured as required by manufacturer's installation instructions, a tip-over hazard existed.

Dishwasher:

*Dishwasher Condition:*

The dishwasher was leaking at the time of the inspection.

Microwave:

*Condition:*

The microwave appeared to be too close to the cook top, manufacturers typically recommend 18 inches for safety; check manufacturer's specifications and / or with the local jurisdiction.

Kitchen Interior:

*Cabinets:*

Water like damage was visible at the cabinet below the kitchen sink.  
Improper screws appeared to have been used to mount the hanging kitchen cabinets.

*Counters:*

The peninsula countertop did not appear to be properly supported.

Kitchen Electrical:

*Electrical Outlets:*

The kitchen outlets did not appear to be GFCI protected.

**BATHROOM**

Main Bathroom:

*Bathroom Sinks And Faucets:*

The bathroom sink drain stopper was inoperable.

*Toilet:*

The toilet appeared to be grouted / embedded completely in the floor tile.  
The attachment nuts were corroded and missing at the toilet.

*Bathtub/Shower Walls:*

The shower should be cleaned and caulked, all bathroom grout should be sealed.



2nd Level Bathroom:

*Bathroom Sinks And Faucets:*

The bathroom sink drain line appeared to be improper (flex), this waste line may not drain properly / may be prone to blockage.

The bathroom sink was slow to drain.

*Toilet:*

The water ran intermittently in the toilet tank.

The toilet did not flush properly.

*Bathtub/Shower Walls:*

Loose tile and grout were noted in the shower, repairs are needed to prevent further moisture damage or leaks.

The shower caulking was deteriorated.

The bathtub faucet spout was not flush with the shower wall, further water intrusion / damage may occur.



# GENERAL INFORMATION

### Client & Site Information:

*Inspection Date:* July 5, 2018 9:00 AM.  
*Client:*  
*Inspection Site:*

*House Occupied?* No, Partially Staged.  
*People Present:* Buyer / Client attended the entire inspection. Buyer's Agent attended the entire inspection.

### Building Characteristics:

*Estimated Age:* 1983.  
*Building Type:* Townhouse.  
*Foundation Type:* Crawlspace.

### Climatic Conditions:

*Weather:* Mostly Sunny.  
*Outside Temperature (f):* 75-85.

### Utility Services:

*Water Source:* Public.  
*Sewage Disposal:* Public.  
*Utilities Status:* All utilities on.

### Payment Information:

*Total Fee:* 495.00.  
*Paid By:*

### Report Check Box Key / About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**SER = "Appears Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = Marginal/Maintenance** = Item warrants attention or monitoring, appears worn, or has a limited remaining useful life expectancy and may require replacement in the not too distant future; requiring further evaluation or servicing by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = System, item, component, or unit is not functioning as intended, needs repair or replacement, and/or could not be operated/tested and/or inspected due to weather and/or existing site conditions. Further evaluation is needed by a qualified professional engineer, licensed contractor, or specialty tradesman dealing with that item or system.

**SAF = "Safety Concern"** = Poses a risk of Injury or death. Further evaluation or servicing is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system. These items should be repaired or replaced before use.

**NI = "Not Inspected"** = Item was not fully visible; not accessible; or not able to be operated at the time of inspection, due to safety concerns, weather, or the possibility of damage; and/or provided as a courtesy note only.



#### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time and date of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with the current version of the International Residential Standards of Practice (InterNACHI), a copy of which is available at the following websites: [www.cbhi.biz](http://www.cbhi.biz) / [www.nachi.org](http://www.nachi.org).

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold or methamphetamine contamination, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



# EXTERIOR

The inspector is not required to inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. The inspector is not required to inspect items, including window and door flashings, which are not visible or readily accessible from the ground.

**Exterior:**

*Wall Covering Materials:*

Masonite Siding.

*Condition:*

SER MM RR SAF NI

The exterior was HOA owned and maintained, therefore it was not included in the scope of the inspection.

**Patio:**

*Material / Location:*

Paver Stones, Rear.

*Condition:*

What appeared to be settlement was visible at the patio.

**Exterior Courtesy Notes:**

*Exterior Courtesy Notes:*

The exterior of the building was HOA owned and maintained, therefore it was not included in the scope of the inspection, any and all exterior comments were given as a courtesy to client only.

## FOUNDATION - CRAWLSPACE- BASEMENT

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

**Foundation:**

<i>Materials:</i>	Poured Concrete.					
	SER	MM	RR	SAF	NI	
<i>Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The foundation was not visible at most areas.

**Crawlspace:**

<i>Access:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The trim was loose at the crawlspace access panel.
<i>Crawlspace Walls:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The crawlspace walls were not fully visible due to the wall insulation.
<i>Insulation:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Beams/Underfloor:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Posts / Piers:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Ventilation:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Floor:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Area rugs were visible in the crawlspace, this can trap moisture / allow mold growth.
<i>Light Fixture:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



# ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces; certain roofing materials are prone to damage if walked on; for this reason we indicate the method used to evaluate the roof surface. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and may attempt to approximate its age, but we cannot predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Main Roof:

<i>Style:</i>	Gable.					
<i>Material:</i>	Asphalt Composition Shingles.					
	SER	MM	RR	SAF	NI	
<i>Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The roof was HOA owned and maintained, therefore it was not included in the scope of the inspection.

In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Attic & Insulation:

<i>Access:</i>	Attic was partial.					
<i>Roof / Attic Framing:</i>	2x4 Trusses.					
<i>Framing Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Portions of the roof / attic framing were not visible / accessible for inspection.
<i>Ventilation:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Insulation Materials:</i>	Fiberglass- Blown.					
<i>Depth:</i>	4-12 inches.					
<i>Insulation Recommendations / Condition:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The insulation in the attic was unevenly distributed.

# PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. Any and all components of the sprinkler system are not within the InterNACHI Standards of Practice and therefore were not inspected, the sprinkler system and any and all components of the sprinkler system are excluded from this inspection. All underground piping related to water supply, waste use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement; although rare, there have been documented cases of problems related to some ABS piping. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. It is strongly recommended that the main sewer line be inspected with a camera before inspection objection deadline for damage / blockage.

**Main Line:**

*Material, Size, Location:* The main water shutoff valve was located above the water heater.



*Condition:* SER  MM  RR  SAF  NI  Portions of the main water line were not visible or accessible for inspection.

**Supply Lines:**

*Material:* Copper.

*Condition:* SER  MM  RR  SAF  NI  Portions of the plumbing supply lines were not visible.

**Waste Lines:**

*Material:* ABS (Acrylonitrile butadiene styrene)

*Condition:* SER  MM  RR  SAF  NI  Portions of the waste lines and traps were not visible or accessible for inspection.

**Water Heater:**

Power Source: Gas.  
 Capacity: 40 Gallons.  
 Location: Closet.  
 Flue: SER MM RR SAF NI  
      
 Temperature Pressure Relief Valve:       
 Condition:

The TPR overflow line was not fully visible / accessible for inspection.

Due to its' age, the water heater appeared to be near the end of its' useable life. A catch pan and drain line were not installed at the water heater as is typically required / recommended to prevent damage to the interior.



**Fuel System:**

Gas Meter / Tank: The gas meter was located at the exterior of the building.  
 Condition:

The identification tags (unit designation) were not visible at the exterior gas meters. Portions of the gas lines were not visible / accessible for inspection.

See Interior, Kitchen, and Bathrooms section of report for information about plumbing and fixtures in those areas.

## HEATING / COOLING SYSTEMS

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect nor required to inspect the furnace heat exchangers or fireboxes for evidence of cracks or holes, or inspect concealed portions of the heat exchanger or firebox, electronic air filters, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### Heating Equipment:

<i>Type &amp; Location:</i>						Forced Air, Closet.
<i>Fuel Source:</i>						Natural Gas.
<i>Capacity / Data Tag Information:</i>						66,000 BTU, Payne Furnace, Model #PG8MAA036070AFJA, Serial #4313A19991.
<i>Burners / Heat Exchangers:</i>	SER	MM	RR	SAF	NI	Portions of the heat exchanger were not visible at the time of the inspection.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<i>Pump / Blower Fan:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Combustion Air:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The basement did not appear to have a high combustion air duct as is typically required with a newer furnace. The low combustion air duct was damaged.
<i>Flues:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The furnace flue appeared to be single wall piping, double walled piping is typically recommended with this type of furnace.
<i>Vents, Plenum:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Air Filters:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It is recommended that the furnace filter(s) be changed or cleaned every 30 to 45 days for best performance.
<i>Thermostat Location:</i>						Living Room.
<i>Thermostat Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Fuel Controls:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Recommendations / Conditions:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The furnace was dirty. The furnace should be cleaned, serviced, and inspected per manufacturer's recommendations before use.



*Heating Notes:*                                                     Furnaces should be cleaned, serviced, and inspected annually as recommended by the manufacturer.



**Main House Flue:**

Condition: SER MM RR SAF NI

Portions of the main house flue were not visible / accessible for inspection.

**Ductwork / Distribution:**

Ducts / Air Supply:



## HEATING - COOLING CONTINUED

The air conditioner cannot be operated when the outside air temperature is below 65 degree Fahrenheit; operating the air conditioner below 65 degrees can damage the system. The inspector is not equipped to inspect nor required to inspect concealed portions of evaporator and condensing coils. The inspector is not required to inspect humidifiers and de-humidifiers; even if comments are made, these items are not to be considered inspected

**Air Conditioning:**

Primary Type: Central Air Conditioning.  
 Electrical: 240 Volt with electrical service disconnect panel.  
 Capacity: 1 1/2 ton.  
 Return Air Temp: 75 degrees F.  
 Supply Air Temp: 65 Not tested due to the outside air temperature.

	SER	MM	RR	SAF	NI
System Condition:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The air conditioner condenser cooling fins were very dirty. The air conditioner did not appear to have been serviced recently. Air conditioners should be cleaned and serviced annually as recommended by the manufacturer. The evaporator coil (A coil) portion of an air conditioner cannot be accessed without disassembly and cannot be checked during a visual inspection; therefore it is recommended that the air conditioner be cleaned, serviced, and inspected before the inspection objection deadline, Real Estate contract deadline date; please consult with your Real Estate Professional / Realtor.

Condensation System:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The air conditioner condensation drain line was not fully visible / accessible for inspection.

Refrigerant Lines:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The insulation was deteriorated / missing at the refrigerant lines at the exterior of the unit. The air conditioner refrigerant lines were not fully visible / accessible for inspection.



Controls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Notes:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Refrigerant (R-22), and parts may no longer be available to service this unit / may be difficult / expensive to obtain for the air conditioner. The air conditioner was an older unit that may be near the end of it's useful life.



# ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. The inspector is not required to inspect or operate exterior accent lighting. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

**Service:**

<i>Type Of Service:</i>	Underground, 120 / 240 volt, Breakers.					
<i>Condition:</i>	SER	MM	RR	SAF	NI	The electrical service meter lock was missing, call local utility provider.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Grounding Equipment:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Electrical Distribution Panels:**

<i>Main Panel Location, Size:</i>	Exterior of building, 100 Amp.				
<i>Main Panel Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Wiring Materials:**

<i>Service Cables:</i>	Aluminum.
<i>120 Volt Wires:</i>	Copper.
<i>208/240 Volt Wires:</i>	Aluminum / Copper.

**Switches & Fixtures:**

<i>Interior Lighting:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Exterior Lighting:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Electrical Outlets:**

<i>Interior Outlets:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GFCI protection is recommended for safety at all wet areas.
<i>Exterior Outlets:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**General Wiring:**

<i>240 / 208 Volt Circuits:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An extension cord appeared to have been used as permanent wiring at the dishwasher.
<i>120 Volt Circuits:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



# INTERIOR

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. The inspector is not required to inspect or operate screens, storm windows, shutters, or awnings. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

**Doors:**

	SER	MM	RR	SAF	NI
Main Entry Door:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Exterior Doors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall Interior Door Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Windows:**

General Type:	Aluminum windows.				
Condition:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The tracks were loose / damaged at the living room East side window. One of the locks was broken at the living room East side window. The tracks were loose / damaged at the living room North side window. The tracks were loose / damaged at the living room West side window. One of the locks was broken at the living room West side window. The tracks were loose / damaged at the main level bedroom window. The tracks were loose / damaged at the loft window. The tracks were loose / damaged at the 2nd level bedroom Southern most window. One of the locks was broken at the 2nd level bedroom Southern window. The interior window caulking was cracked and deteriorated. A few window screens were damaged. The 2nd level bedroom window screens were missing. The windows appeared to be old / original to the house.

**Walls:**

General Material:	Drywall.				
Condition:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A few cracks were visible on the interior walls.

**Ceilings:**

General Type:	Acoustic Spray, Drywall.				
Condition:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Due to the age of the home, the acoustic ceilings may contain asbestos (Note: this information is provided as a courtesy only; asbestos and /or environmental inspection services are not within the InterNACHI Standards of Practice, therefore any and all site conditions existing, caused by, related to, and or resulting from this site condition are NOT to be considered inspected as of this date/time by CBHI).



**Floors:**

Material: Carpeting, Laminate, Tile, Vinyl.

Condition:	SER	MM	RR	SAF	NI
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A few floor tiles were cracked. All floor tile grout should be cleaned and sealed. Portions of the interior flooring were not visible due to the occupants' belongings.

**Closets:**

Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## INTERIOR CONTINUED

Our inspection of living space includes the visually accessible areas. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Smoke detectors and carbon monoxide detectors are not tested, please refer to the CPSC for their recommendations on smoke detector and carbon monoxide detector placement, testing, and replacement / servicing. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow. Per the InterNACHI Standards of Practice free standing appliances / washers and dryers are not inspected or tested, any information provided on these appliances is as a courtesy to client only. These items should be considered outside the scope of the inspection.

**Stairs & Handrails:**

<i>Condition:</i>	SER	MM	RR	SAF	NI	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The interior stair railing openings appeared to be too large for children's safety.

**Fireplace:**

<i>Type:</i>	Prefabricated.					
<i>Fuel:</i>	Wood.					
<i>Condition / Recommendation:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	The fireplace and chimney should be cleaned, serviced, and inspected before use for safety.

**Smoke / Fire / Co Detectors:**

<i>Smoke Detectors:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	All smoke detector batteries should be replaced at time of possession and annually thereafter, smoke detectors should be replaced every 8-10 years. Visually inspected but not tested.
<i>Carbon Monoxide Detectors:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	All carbon monoxide detector batteries should be replaced at time of possession and annually thereafter, CO detectors should be replaced every 1-5 years. CO detectors did not appear to be present near the 2nd level bedroom at the time of the inspection. Visually inspected but not tested.

**Laundry:**

<i>Location:</i>	Service area main floor.					
<i>Hose Bibs / Hookups/Sink Faucets:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The laundry plumbing was not fully visible for inspection due to the occupants' belongings.
<i>Waste Lines/Sink Drains:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A drain pan and drain line / water alarm did not appear to be installed at the laundry as is typically recommended to prevent damage to the interior.
<i>Dryer Vent:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	The condition of the inside of a dryer vent pipe cannot be fully determined during a visual non-invasive inspection; therefore it is recommended that the dryer vent system be cleaned and serviced for safety.
<i>Electrical Outlets:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The laundry outlets were not accessible to test.

# KITCHEN - APPLIANCES

We may test appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if comments are made, these items are not to be considered inspected: refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. Per the InterNACHI Standards of Practice free standing appliances are not inspected or tested, any information provided on these appliances is as a courtesy to client only. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### Kitchen Sink:

*Fixtures & Drains:*                      SER   MM   RR   SAF   NI  
           

### Range/ Cooktop / Oven:

*Type:*    Electric.  
*Condition:*                                                     The stove did not appear to be secured as required by manufacturer's installation instructions, a tip-over hazard existed.

### Exhaust / Ventilation:

*Type:*    Internal / microwave with grease filter.  
*Condition:*                                                 

### Dishwasher:

*Dishwasher Drain Type:*                      A high-loop system was present on the dishwasher drain line.  
*Dishwasher Condition:*                                     The dishwasher was leaking at the time of the inspection.



### Disposal:

*Condition:*                                                 

### Microwave:

*Condition:*                                                     The microwave appeared to be too close to the cook top, manufacturers typically recommend 18 inches for safety; check manufacturer's specifications and / or with the local jurisdiction.





**Kitchen Interior:**

	SER	MM	RR	SAF	NI	
<i>Cabinets:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water like damage was visible at the cabinet below the kitchen sink. Improper screws appeared to have been used to mount the hanging kitchen cabinets.
<i>Counters:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The peninsula countertop did not appear to be properly supported.

**Kitchen Electrical:**

<i>Switches &amp; Fixtures:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Electrical Outlets:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The kitchen outlets did not appear to be GFCI protected.

# BATHROOM

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not / will not leak-test shower pans.

**Main Bathroom:**

	SER	MM	RR	SAF	NI	
Bathroom Sinks And Faucets:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The bathroom sink drain stopper was inoperable.
Toilet:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The toilet appeared to be grouted / embedded completely in the floor tile. The attachment nuts were corroded and missing at the toilet.
Bathtub/Shower Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bathtub/Shower Walls:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The shower should be cleaned and caulked, all bathroom grout should be sealed.
Switches & Fixtures:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ventilation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**2nd Level Bathroom:**

Bathroom Sinks And Faucets:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The bathroom sink drain line appeared to be improper (flex), this waste line may not drain properly / may be prone to blockage. The bathroom sink was slow to drain.
Toilet:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The water ran intermittently in the toilet tank. The toilet did not flush properly.
Bathtub/Shower Walls:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Loose tile and grout were noted in the shower, repairs are needed to prevent further moisture damage or leaks. The shower caulking was deteriorated. The bathtub faucet spout was not flush with the shower wall, further water intrusion / damage may occur.
Switches & Fixtures:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ventilation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	







# RADON TESTING / MITIGATION

## Radon Testing

*Testing Technician:* James D. Krumm.  
*Nrpp Tested Technician #* 104846RT.  
*Monitor Type:* Continuous Radon Monitor.  
*Monitor Serial #:* 49646019.  
*Testing Location:* Main Level Bedroom.  
*Testing Location Minimum 20" Above Floor:* Yes.  
*Testing Location Minimum 12" From Exterior Wall:* Yes.  
*Minimum Of 4" Clearance Around Monitor:* Yes.  
*Start Date:* 07/05/2018.  
*Start Time:* 9:00am.  
*Stop Date:* 07/09/2018.  
*Stop Time:* 9:00am.  
*Radon Test In Progress Sign Posted:* Yes, a radon test in progress sign was posted in a conspicuous area of the structure. This notice also contained a listing of the testing conditions.  
*Visible Conditions That May Affect Results:* The fireplace damper was open at the start of the radon test.  
*Test Limitations:* There is uncertainty with any result due to statistical variations and other factors such as daily and seasonal variations in radon concentrations due to changes in the weather and operation of the dwelling as well as possible interference with the necessary test conditions that may or may not influence the test results.  
*Test Results:* Data in pCi/l  
Time Interval 1 Hr

3.1	5.1	3.1
2.8	1.5	1.1
2.8	4.0	3.1
2.8	2.8	2.3
4.0	1.1	2.0
1.5	4.3	4.3
2.8	6.8	6.8
3.1	4.3	3.6
3.6	7.2	6.8
6.0	4.8	2.3
5.6	4.0	4.8
3.6	3.1	1.5
2.0	1.5	2.0
5.1	4.3	3.1
6.4	6.0	5.6
3.1	4.0	5.1
5.1	4.3	3.6
3.1	2.0	2.8
1.5	2.3	1.5
3.6	2.3	2.8
4.0	3.1	2.3
2.0	2.3	2.0
3.6	5.1	2.8



5.1 8.4 6.8

5.1 5.1 4.0

3.6 4.0 3.1

2.0 4.3 3.1

3.1 4.0 3.1

3.6 2.8 3.1

2.0 2.0 1.5

Protocol Avg.= 3.6.

*Results Measurement & Recommendations:*

Although no level of radon is considered absolutely safe, the AARST action level is 4.0 pCi/L. Exposures less than 4.0 pCi/L are considered within the normal range for residential structures. AARST does recommend you consider mitigation if the average radon level is between 2.0 and 4.0 pCi/l.