Colorado home inspection report

Summary and site

Property and client	
Property address 7120 Teller St, Arvada, CO 80003	
Client name Priya Raman	**Inspection date** March 4, 2026
Year built 1974	**Square feet** 2,140

Conditions	
Weather Clear, light snow on north roof	**Temperature** 38°F
Occupied Yes	**Utilities on** All on

Inspector	
Inspector name Wes Dunleavy	**Certification** InterNACHI member
Standard of practice InterNACHI Home Inspection Standards of Practice	

Top concerns

Item	Location	Severity	Next step
Electrical panel	Garage	Safety	Licensed electrician
East basement wall	Basement	Repair	Structural engineer
Sewer line roots	Front yard	Repair	Sewer contractor
Radon above 4 pCi/L	Basement	Repair	Radon mitigator
Patio slope	Back door	Monitor	Regrade or seal

Not inspected
Areas not inspected North roof slope; crawl space under family room
Reason Snow cover; access hatch screwed shut

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System notes

Roof and exterior	
Roof covering Asphalt shingles, about 12 years old	**Roof method** Walked south slope; binoculars on north
Siding Wood lap siding with peeling paint on west side	**Grading and drainage** Patio slopes toward the house at the back door

Structure	
Foundation type Poured concrete basement	**Soil movement signs** Step crack and bowing on east basement wall
Basement or crawl Partly finished basement; crawl not entered	

Plumbing and sewer	
Supply pipe Copper	**Water heater** Gas, 40 gal, 2011
Sewer scope Clay pipe; root intrusion at 38 ft	

Electrical	
Service size 100 amp	**Panel** Federal Pacific Stab-Lok

Heating and cooling	
Heating system Gas forced air furnace, 2009	**Cooling system** Evaporative cooler on roof

Radon	
Radon monitor 48 hours, March 4 to 6, basement	**Radon result** 6.2 pCi/L