



## Home Inspection Report

Prepared exclusively for  
**Amber Uhren**



PROPERTY INSPECTED:  
6227 Western Bluffs Boulevard  
Billings, MT 59106

Date of Inspection: 07/17/2024

Inspection No. 45957-1-1090

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# INSPECTION REPORT

## 1.0 INTRODUCTION

### 1.1 Scope of Inspection

1.1.1 All smoke detectors over 10 years old should be replaced for safety as a precautionary measure. Some have a limited lifespan and older technology detectors are not as effective as newer ones.

Inspection limited by furnishings throughout the home including but not limited to furniture, blinds, curtains, wall & floor coverings, possibly fresh paint, boxes, appliances, clothes, items stored under some or all sinks, and storage items.

Repairs recommended in this report are recommended to be performed prior to closing, by qualified professionals. Extent of issues or full damage in some instances may not be known until the qualified specialist inspects the situation and is able to fully evaluate.

This is not a building code inspection. Local codes, city and county, can vary significantly and change regularly over time, and are not a part of this home inspection. Consult seller as to permits obtained for work performed on the property to ensure they were obtained as required for remodel work, and additions.

### 1.2 Approximate Year Built

1.2.1 Age: 18

### 1.3 Inspection / Site Conditions

☑ Sunny

1.3.1 Approximate Temperature: 75

## 2.0 PROPERTY AND SITE

### 2.1 Limitations

- △ Parked car(s) limited the inspection of the driveway.
- △ Obstruction/Debris
- △ Outdoor furniture limited the inspection of the patio(s)
- △ Storage limited the inspection of the patio(s).

### 2.2 Landscape / Grading

- ☑ Bush/Hedge/Flower Bed
- ☑ Slopes To Structure

2.2.1 The general landscape such as grading and surface water drainage was inspected.

2.2.2 Regrade to slope away from structure to reduce foundation deterioration potential water entry and subsequent damage. Monitor landscape grading near foundation for signs of normal soil compaction and correct as required.

- Exterior East
- Exterior South



2.2.3 Trim and maintain trees, bushes and vines away from the structure to minimize damage/wear to structure and to discourage animal activity.

- Exterior East
- Exterior North



2.2.4 Provide clearance from landscaping to siding/wood contact to prevent deterioration and deter pest entry.  
**(Exterior North)**



### 2.3 Walkway(s)

☑ Concrete

2.3.1 All walkways on the property were inspected.

### 2.4 Driveway(s)

☑ Concrete

2.4.1 Driveway(s) were inspected.

2.4.2 Repair settled/cracked/uneven driveway/walkways/patio/porch to prevent further damage, moisture related damage, and trip hazards.

- Exterior North
- Exterior South
- Exterior West





**2.5 Patio(s)**

☑ Concrete

2.5.1 All patios on the property were inspected.

**2.6 Retaining Wall(s)**

- ☑ Stone

2.6.1 The retaining wall(s) were inspected.

**3.0 EXTERIOR****3.1 Limitations**

- △ Foundation partially concealed.
- △ Storage items limited the inspection of the porch.

**3.2 Foundation Surface**

- ☑ Concrete

**3.3 Wall Surface**

- ☑ Wood/Composite Siding/Trim
- ☑ Stone Veneer

3.3.1 Exterior wall surfaces were inspected from ground level.

3.3.2 Remove wasp/yellowjacket nests from perimeter of home to prevent safety hazards and further nesting.

3.3.3 Ensure proper caulking and weather seal at all required locations and junctions such as windows, doors, dissimilar materials junctions, etc.

- Exterior East
- Exterior North
- Exterior South
- Exterior West





3.3.4 Clean, seal/paint/stain all exposed wood siding/trim to promote weathering protection.

- Exterior East
- Exterior North
- Exterior South
- Exterior West









3.3.5 Secure loose siding to promote weathering protection and prevent further damage. **(Exterior West)**

3.3.6 Repair/replace sections of siding/trim showing signs of deterioration to prevent further damage.

- Exterior East
- Exterior North
- Exterior South
- Exterior West







3.3.7 Repair damaged brick/stonework to prevent further damage and promote weathering protection.  
(Exterior South)



### 3.4 Eaves / Fascia / Soffit

☑ Aluminum/Vinyl

3.4.1 Inspected from ground level.

3.4.2 Secure loose soffit/fascia to prevent damage and deter pest entry.

- Exterior East
- Exterior North



### 3.5 Windows

☑ Wood Int/Vinyl or Metal Clad

3.5.1 Exterior window frames and trim inspected from ground level.

### 3.6 Porch(es)

☑ Concrete

☑ Vinyl Railing

3.6.1 Exterior porch(es) were inspected.

### 3.6.2 Install handrails to promote safety. (**Exterior North**)



## 3.7 Window Wells

☑ Stone

### 3.7.1 Inspected

3.7.2 Window well covers are recommended for safety. They do need to be removable for proper egress from below. Ladder installation also recommended for windows that are for use for basement egress for bedrooms. Ensure proper installation of both for safety as may be required.

3.7.3 Clean and maintain window wells to promote intended drainage away from structure. Recommended distance from bottom of rough open of window to soil to be between 8"-10".

- Exterior East
- Exterior North
- Exterior West



## 4.0 ROOFING SYSTEM

### 4.1 Roofing Inspection Method

☑ Walked on roof surface.

**4.2 Sloped Surface(s)**

☑ Asphalt shingles

4.2.1 Consult a qualified roofer to evaluate scarred/damaged shingles and repair as recommended.







**4.3 Flashings**

- ☒ Aluminum
- ☒ Chimney
- ☒ Drip Edge
- ☒ Plumbing stack
- ☒ Roof To Wall
- ☒ Tarring/Concealed
- ☒ Valley

**4.4 Roof Drainage**

- ☒ Above Ground Discharge
- ☒ Aluminum
- ☒ Below Ground Discharge

4.4.1 Clean and maintain gutters/downspouts and ensure any below grade downspouts are free-flowing to promote intended drainage away from structure, prevent secondary water damages and potential moisture intrusion.

4.4.2 Minor damage noted to gutters/downspouts. Does not appear to interfere with intended operation. This is considered a cosmetic defect.

**4.5 Chimney(s)**

- ☒ Furnace/Water Heater
- ☒ Metal

**5.0 ATTIC****5.1 Attic Access**

5.1.1 Further investigate attic when access is available. Fixed shelving/belongings obstructing attic access.  
**(2nd Floor West Bedroom)**

**5.2 Insulation**

- ☒ Fiberglass
- ☒ Blown In
- ☒ 14"-16"

**5.3 Ventilation**

- ☒ Roof/Ridge
- ☒ Soffit/Baffles

**5.4 Exhaust Duct**

- ☒ Concealed

**5.5 Sheathing**

- ☑ Plywood

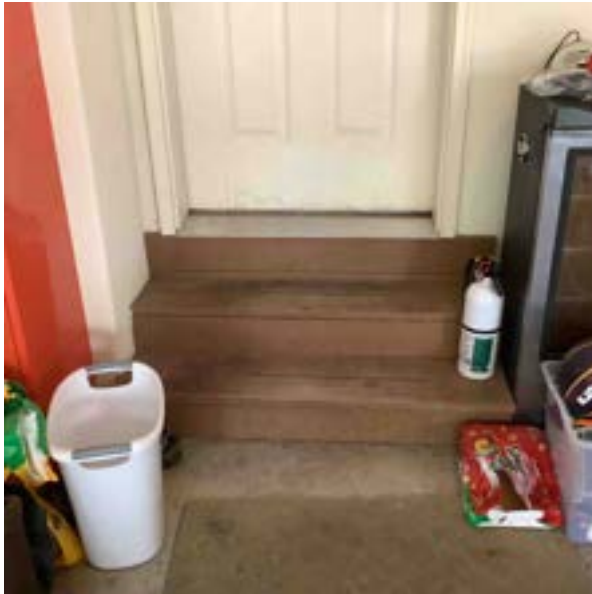
**6.0 GARAGE / CARPORT****6.1 Limitations**

- △ Belongings/Storage
- △ Vehicles

**6.2 Interior Access Door(s)**

- ☑ Metal/Fiberglass

6.2.1 Install handrail at garage steps to promote safety. **(Garage)**

**6.3 Vehicle Door(s)**

6.3.1 Replace damaged weather seal to promote weathering protection. **(Exterior West)**

**6.4 Vehicle Door Opener(s)**

- ☑ Automatic-chain drive
- ☑ Photo Eyes Installed

6.4.1 Inspected - Operational

**6.5 Floor**

- ☑ Concrete



**6.6 Wall**

☑ Drywall/Plaster

**6.6.1 Stains**

6.6.2 Further investigate cause and extent of water staining/damages and repair as required to prevent further damages. **(Garage)**

**6.7 Ceiling**

☑ Drywall/Plaster

**7.0 STRUCTURE****7.1 Limitations**

- △ Finish Materials
- △ The inspection of structural components were limited to visually accessible areas.
- △ Floor structure partially concealed.
- △ Wall structure partially concealed.

**7.2 Foundation**

☑ Concrete

7.2.1 Consult a qualified contractor to evaluate foundation cracks and repair as recommended.





### 7.3 Support - Post / Beam / Column

- ☑ Bearing wall central support

**7.4 Floor Structure**

- ☑ Engineered wood - TJI

7.4.1 Consult a qualified contractor to evaluate floor joist cutting/notching and repair as recommended to promote stability and prevent damages. **(Gym)**

**7.5 Wall Structure**

- ☑ Wood frame

**7.6 Roof Structure**

- ☑ Engineered truss

**8.0 ELECTRICAL SYSTEM****8.1 Limitations**

- △ Belongings/Furniture

**8.2 Service Entrance**

- ☑ Electrical service to the home is by underground cables.
- ☑ Service entry conductors are aluminum.

**8.3 Service Size**

- ☑ 200 Amp Service

**8.4 Main Disconnect(s)**

8.4.1 Location: **(Garage)**





**8.5 Distribution Panel(s)**

8.5.1 Inspected

8.5.2 Consult a qualified electrician to correct undersized wiring in distribution panel to prevent electrical hazards. **(Garage)****8.6 Grounding**☒ Grounded at water main.**8.7 Branch Circuit Wiring**☒ Copper wire branch circuits.☒ Grounded wiring**8.8 Receptacles**

8.8.1 Representative Number Of Outlets Inspected

8.8.2 Replace damaged loose control cover to regain intended function. **(Entry)****8.9 Lighting / Ceiling Fan(s)**

8.9.1 Inspected

8.9.2 Determine cause of inoperable light fixture and repair as required. Replace bulb prior to further investigation.

- Basement Living Room
- Basement Northwest Room



**8.10 Exhaust Fan(s)**

- ☑ Dirty - Clean

8.10.1 Inspected

**8.11 GFCI Devices**

- ☑ Breakers
- ☑ Outlets

8.11.1 Inspected

**8.12 AFCI Devices**

- ☑ Breakers

**8.13 Smoke Alarms**

- ☑ 1st Floor
- ☑ 2nd Floor
- ☑ Basement

8.13.1 Install new and additional smoke detectors to promote safety.

**8.14 Carbon Monoxide Alarms**

8.14.1 Recommend CO detector installation within 15' of all bedrooms for occupant safety.

**9.0 HEATING/COOLING/VENTILATION SYSTEM(S)****9.1 Thermostat(s)**

☒ Programmable

**9.2 Energy Source(s)**

☒ Natural Gas

**9.3 Meter**

☒ Natural Gas

9.3.1 Main Gas Shut Off Location: **(Exterior North)**

**9.4 AC / Heat Pump System(s)**

☒ Air Conditioning System

9.4.1 Inspected

9.4.2 Typical life expectancy for an A/C unit is between 20-25 years.

9.4.3 Age: 6

Data Plate: **(Exterior East)**





## 9.5 Forced Air Furnace(s)

- ☑ Gas Shut Off Beside Unit
- ☑ High Efficiency

### 9.5.1 Inspected

9.5.2 Typical life expectancy for a forced air furnace is between 20-25 years.

9.5.3 Age: 18

Data Plate: **(Utility Area)**



9.5.4 Further investigate to determine cause and extent of corrosion in furnace and repair as required to prevent further damages. Clean and service furnaces to promote system longevity. **(Utility Area)**



## 9.6 Burner

9.6.1 Tested home - 0 PPM of CO in front of the furnace and in the air supply at this time.

## 9.7 Combustion/Venting

- ☑ Plastic/Sidewall

### 9.7.1 Inspected

## 9.8 Filter

- ☑ Disposable

## 10.0 PLUMBING SYSTEM

### 10.1 Water Main

- ☑ Water main is copper pipe.

10.1.1 Inspected the visible portion of the house water main.

10.1.2 Location: **(Utility Area)**



### 10.2 Distribution Piping

- ☑ Interior water supply pipes are copper.

- ☑ Concealed

10.2.1 The visible portions of the water distribution piping was inspected.

10.2.2 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

10.2.3 Provide additional support for expansion tank to prevent stressed water line connection and subsequent water damages. **(Utility Area)**



### 10.3 Drain, Waste, and Vent Piping

- ☑ Plastic

- ☑ Concealed

10.3.1 The visible portions of the interior drain, waste and vent system were inspected.

10.3.2 Sewer lines in newer homes such as this are prone to low spots due to soil settlement and fractures, . The best way to determine condition of the drain line requires camera/scope evaluation by a professional. Further investigation recommended if seller has no information pertinent at this time.

### 10.3.3 Repair leaking drain line to prevent secondary water damages. (Kitchen)



## 10.4 Water Heating Equipment

- ☑ Storage tank hot water system.
- ☑ Gas Shut Off Beside Unit
- ☑ Fuel source is natural gas.
- ☑ 50 Gallon

10.4.1 Water heater tested during inspection. Unit tested at 0 PPM of CO at time of inspection.

10.4.2 Exceeded typical life expectancy. Budget to replace.

10.4.3 The domestic hot water system was inspected and operated.

10.4.4 Age: 18

Data Plate: (Utility Area)



## 10.5 Water Heater Venting

- ☑ Atmospheric vent

10.5.1 The combustion and venting of the water heating equipment was inspected.

## 10.6 Hose Bib(s)

10.6.1 Exterior hose bibs were inspected and operated.

## 10.7 Fixtures / Faucets

10.7.1 Inspected



10.7.2 Secure shower head to reduce secondary water damages. **(Basement Bathroom)****10.8 Sink(s)**

10.8.1 Inspected

10.8.2 Worn

**10.9 Toilet(s)**

10.9.1 Inspected

**10.10 Tub(s) / Shower(s)**☒ Ceramic☒ Fiberglass

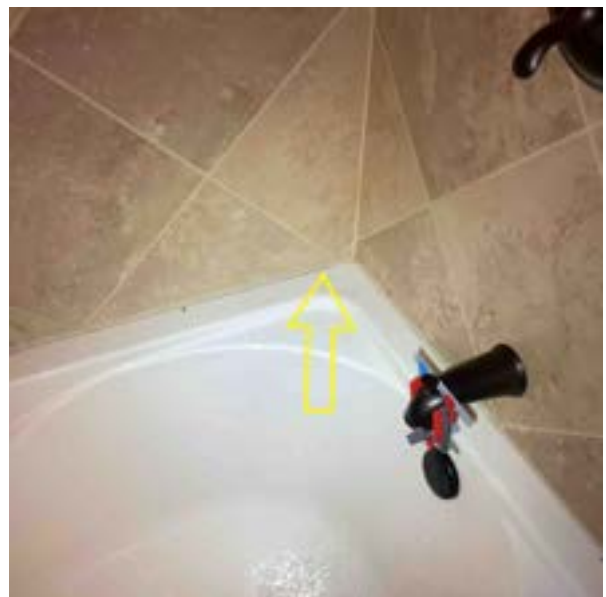
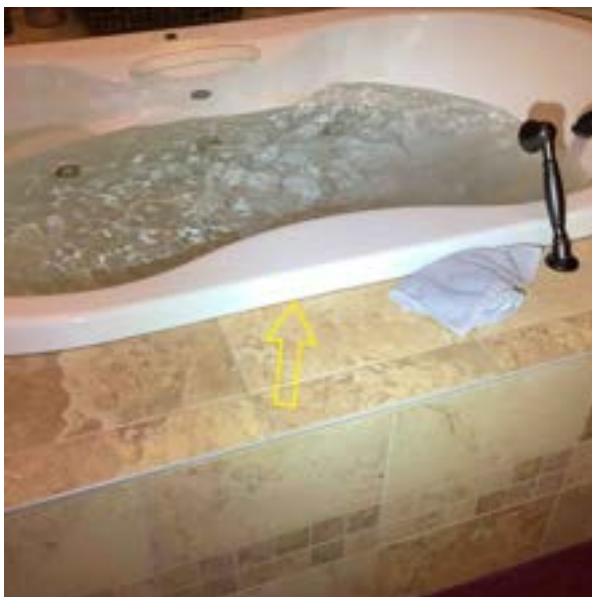
10.10.1 Tubs and showers were inspected and operated and are functional.

10.10.2 Minor Mildew - Treat/Clean

10.10.3 Worn - Scratches/Chips

10.10.4 Seal all cracks/gaps/joints in and around tubs and showers to reduce water penetration and subsequent deterioration.

- 2nd Floor Bathroom
- Basement Bathroom
- Master Bathroom





10.10.5 Further investigate cause of inoperable/malfunctioning jetted tub and repair as required to regain intended operation. **(Master Bathroom)**



#### 10.11 Floor drain

10.11.1 Drain Appeared Functional During Test

### 11.0 INTERIOR

#### 11.1 Floors

- ⊙ Minor Cracking - Typical
- ⊙ Staining/Minor Damages
- ⊙ Worn

#### 11.2 Walls / Ceilings

- ⊙ Drywall/Plaster
- ⊙ Minor Cracking - Typical
- ⊙ Patched - Typical

11.2.1 Staining

11.2.2 Confer with seller as to ceiling repairs and obtain receipts/work orders for warranty purposes. **(Living Room)**



11.2.3 Further investigate cause and extent of staining/damage and correct as required. No moisture detected at time of inspection. **(Master Bathroom)**





11.2.4 Further investigate cause and extent of staining/damage and correct as required. No moisture detected at time of inspection. **(2nd Floor Living Room)**



11.2.5 Further investigate cause and extent of staining/damage and correct as required. No moisture detected at time of inspection. **(2nd Floor Bathroom)**



11.2.6 Further investigate cause and extent of staining/damage and correct as required. No moisture detected at time of inspection. **(Basement Bathroom)**



### 11.3 Windows

- ⊙ Fixed Pane
- ⊙ Thermal Pane

11.3.1 Representative Number Inspected/Tested

11.3.2 Treat Wood To Preserve and Protect

### 11.4 Doors

- 11.4.1 Binds - Adjust/Repair
- 11.4.2 Minor Damages/Wear - Typical
- 11.4.3 Representative Number Inspected/Tested

11.4.4 Adjust door to reduce binding and latch securely.

- 2nd Floor East Bedroom
- Basement Southwest Room
- Gym
- Understairs Storage



11.4.5 Adjust closet doors to reduce binding and prevent wear/damages. **(Basement Northwest Room)**



## 11.5 Entrance Door(s)

- ☑ Deadbolt
- ☑ Hinged

11.5.1 Weather Stripping Worn/Missing



11.5.2 Replace damaged door trim to prevent further damages and safety hazards. **(Entry)**



**11.6 Stairs / Railings / Guardrails**

- ☑ Carpet
- ☑ Wood/Metal Railing

11.6.1 Worn

**11.7 Countertops / Cabinets**

- ☑ Laminate
- ☑ Solid Surface

11.7.1 Minor Damage/Scratches/Worn

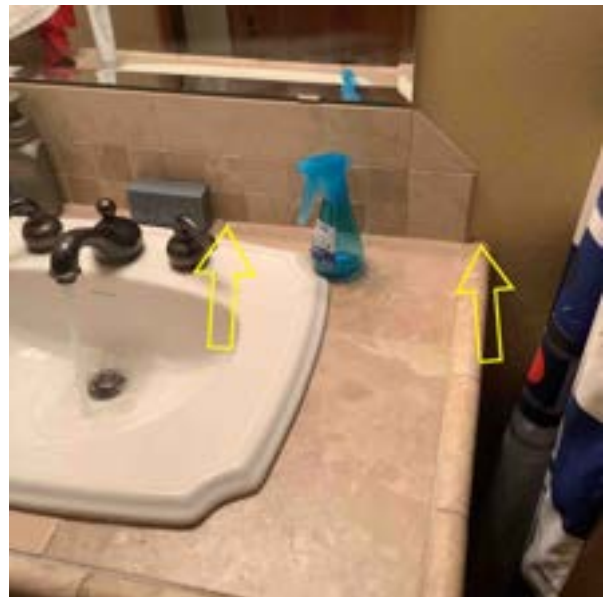
11.7.2 Missing/Loose Hardware

11.7.3 Previous water damages noted - No moisture detected at time of inspection.

11.7.4 Recaulk counters to prevent moisture intrusion and subsequent damages.

- 2nd Floor Bathroom
- Basement Kitchen
- Half Bathroom
- Laundry area
- Master Bathroom





### 11.8 Heating / Cooling Sources

- ☑ Air Register

### 12.0 FIREPLACE(S)

#### 12.1 Gas Insert(s)

- ☑ Gas Shut Off Within Arms Reach

12.1.1 Tested units for CO. Units tested 0 PPM of CO at time of inspection.

12.1.2 Further investigate cause of inoperable fireplace fan and repair as required to regain intended operation.

**(Basement Living Room)**



### 13.0 APPLIANCES

#### 13.1 Appliance General Comments

- 13.1.1 Inspected

13.1.2 All kitchen appliances were turned on using regular operating controls if they are connected or not shut down. All functions and different systems are not tested. The test simply comprises turning the appliances on to verify some basic functionality.

#### 13.2 Clothes Dryer

- 13.2.1 Dryer vent cleaning is recommended on a regular basis to increase efficiency and for fire safety. Interior of dryer vent condition concealed-not inspected.