



Home Inspection Report

Prepared exclusively for
Amber Uhren



PROPERTY INSPECTED:
1920 Plateau Road
Billings, MT 59105

Date of Inspection: 10/02/2024

Inspection No. 45957-1-1153

INSPECTED BY:

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Each office is independently owned and operated

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: 24

1.3 Inspection / Site Conditions

☑ Partly Sunny

1.3.1 Approximate Temperature: 65

2.0 PROPERTY AND SITE

2.1 Limitations

△ 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

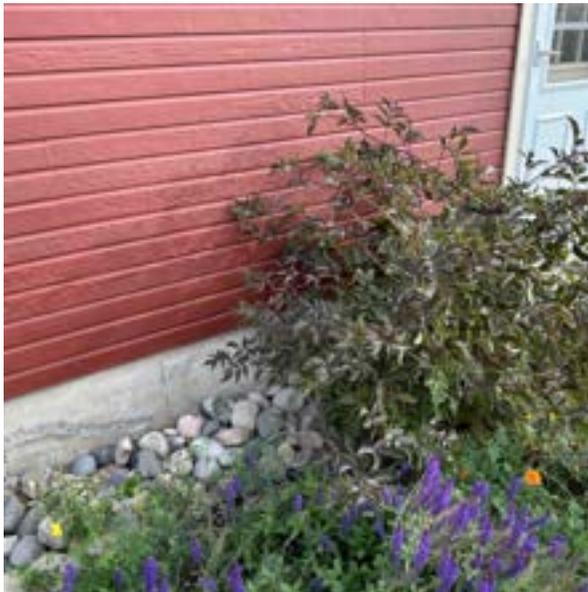
2.2.1 The general landscape such as grading and surface water drainage was inspected.

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 North
- Exterior South
- Exterior West



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 South)**



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 Fill and seal cracks/pitting in driveway/walkways/porch and repair settlement to reduce water penetration, further separation, and potential trip hazards

- Exterior North
- Exterior South





2.5 Patio(s)

☉ Concrete

2.5.1 All patios on the property were inspected.

2.5.2 Backfill soil under concrete patio to prevent damage, promote stability, and deter pest entry. (**Exterior South**)



3.0 EXTERIOR

3.1 Limitations

- △ There is no access to inspect the underside of the deck including the deck structural elements.
- △ Foundation partially concealed.

3.2 Foundation Surface

- ⊙ Concrete

3.3 Wall Surface

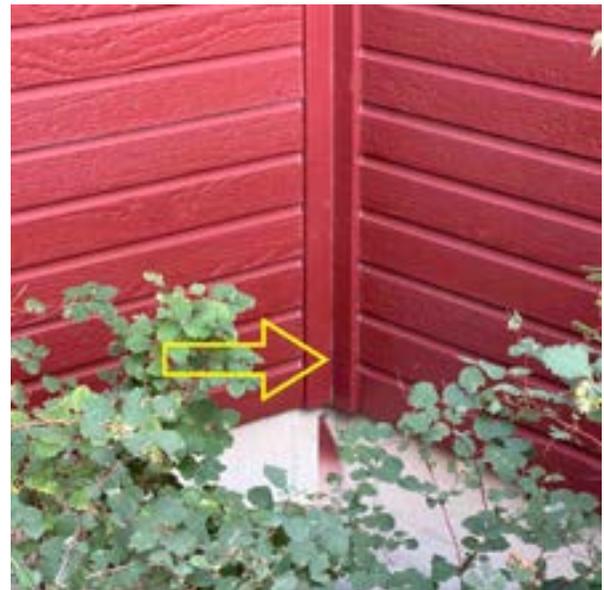
- ⊙ Wood/Composite Siding/Trim

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 North
- Exterior South

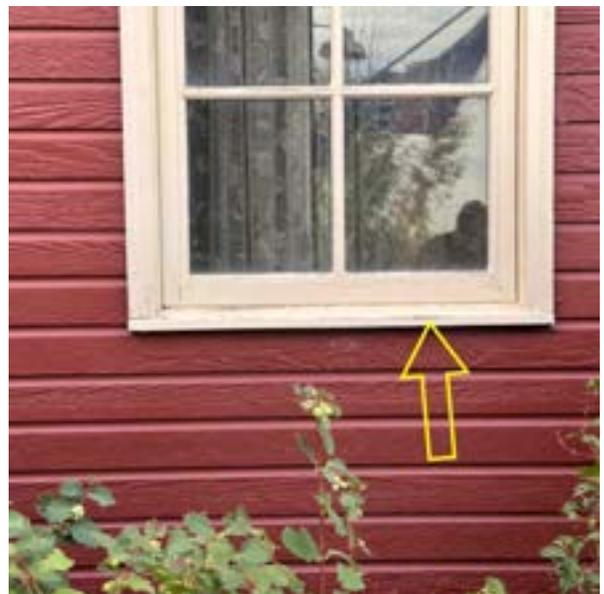




3.3.4 Clean, seal/paint/stain all exposed wood siding/trim to promote weathering protection.

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

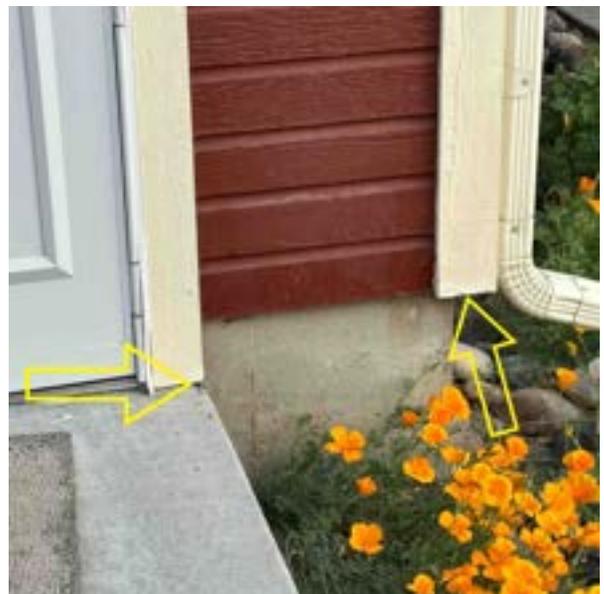




3.3.5 Replace damaged/deteriorating siding/trim to prevent further damage and promote weathering protection.

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





3.4 Eaves / Fascia / Soffit

⊙ Aluminum/Vinyl

3.4.1 Inspected from ground level.

3.5 Windows

- ☑ Wood

3.5.1 Exterior window frames and trim inspected from ground level.

3.6 Porch(es)

- ☑ Concrete
- ☑ Metal Railing

3.6.1 Exterior porch(es) were inspected.

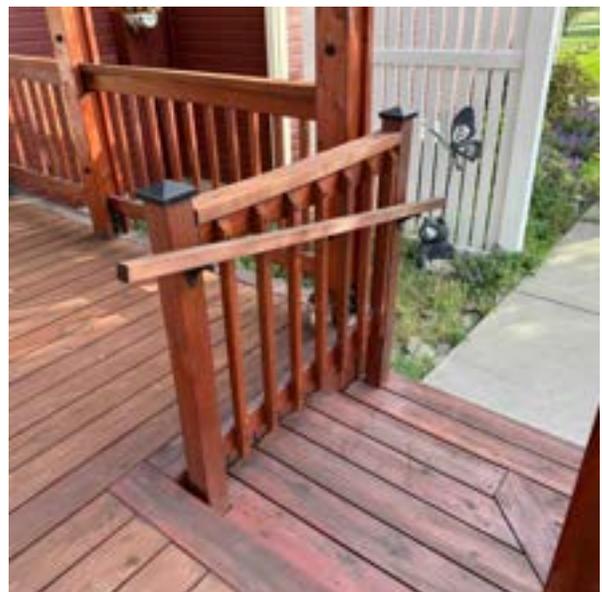
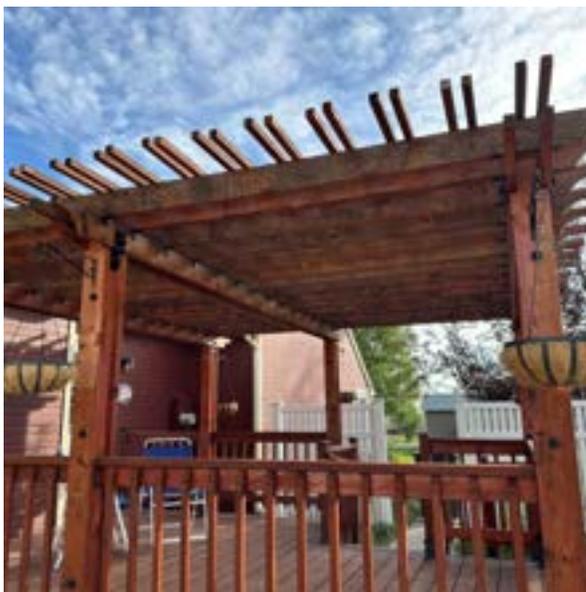
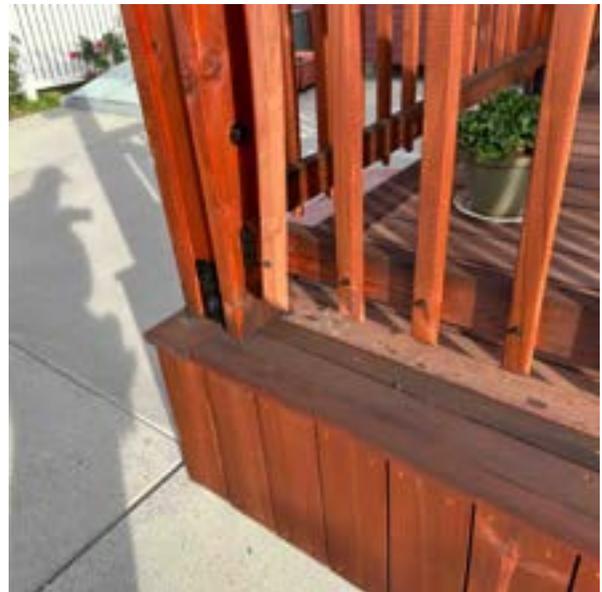
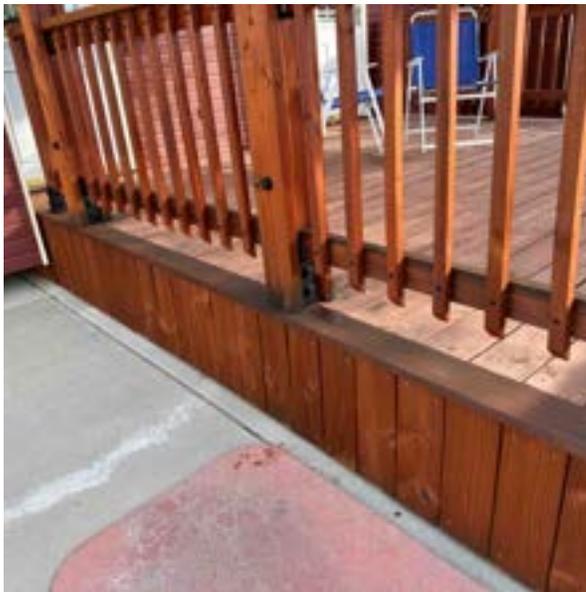
3.7 Deck(s)

- ☑ Wood/Composite

3.7.1 The deck was inspected

3.7.2 Consult a qualified contractor to evaluate decks and repair as recommended. A partial list of defects include:

- missing weather seal
- damaged spindle
- loose railing
- cover movement



3.8 Window Wells

☑ Metal

3.8.1 Inspected

3.8.2 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.

3.9 Basement Walkout

3.9.1 Install handrail at basement walkout stairs to promote safety.



4.0 ROOFING SYSTEM

4.1 Limitations

▲ Steep Slope

4.2 Roofing Inspection Method

☑ Inspected from roof edge.

4.3 Sloped Surface(s)

☑ Asphalt shingles

4.3.1 Consult a qualified roofer to evaluate scarred/damaged shingles and lifting flashing and repair as recommended.





4.4 Flashings

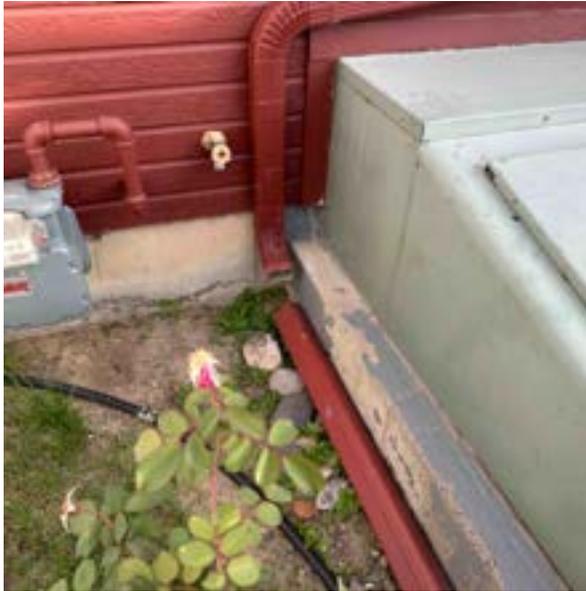
- Aluminum
- Chimney
- Drip Edge
- Plumbing stack
- Roof To Wall
- Tarring/Concealed

4.5 Roof Drainage

- Above Ground Discharge
- Aluminum
- Below Ground Discharge

4.5.1 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.

4.5.2 Extend all downspouts away from foundation to reduce wall deterioration, potential water entry and subsequent damage.



4.6 Chimney(s)

- Brick/Block/Stone
- Fireplace
- Furnace/Water Heater
- Metal

5.0 ATTIC

5.1 Limitations

- Insulation

5.2 Attic Access

- Ceiling Hatch
- Inspected From Opening

5.3 Insulation

- Fiberglass
- Batt

5.4 Ventilation

- Roof/Ridge
- Soffit/Baffles

5.5 Exhaust Duct

- Concealed

5.6 Sheathing

- Plywood

6.0 GARAGE / CARPORT

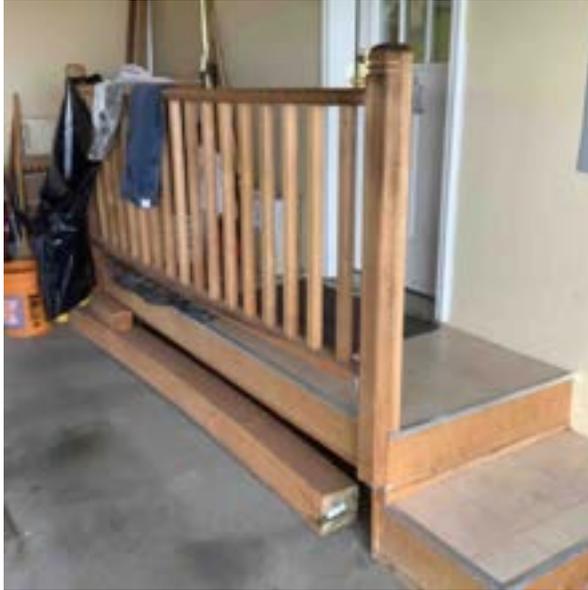
6.1 Limitations

- Belongings/Storage

6.2 Interior Access Door(s)

- ☑ Metal/Fiberglass

6.2.1 Secure loose handrail to promote stability and safety. **(Garage)**



6.2.2 Replace door with an approved fire rated unit to promote gas/fire barrier. **(Garage)**



6.3 Vehicle Door(s)

- ☑ Metal

6.4 Vehicle Door Opener(s)

- ☑ Automatic-chain drive
- ☑ Photo Eyes Installed

6.4.1 Inspected - Operational

6.5 Floor

Concrete

6.5.1 Repair floor cracks to reduce further separation and potential trip hazards. **(Garage)**

**6.6 Wall**

Drywall/Plaster

6.6.1 Stains

6.7 Ceiling

Drywall/Plaster

6.7.1 Stains

6.7.2 Further investigate cause and extent of staining/damages in wall/ceiling and repair as required to prevent further damages. **(Garage)**

**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

- Wood beam support
- Wood support post
- Bearing wall central support

7.4 Floor Structure

- Wood - dimensional lumber.

7.4.1 Stairs

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

- 150 Amps

8.4 Main Disconnect(s)8.4.1 Location: **(Exterior South)****8.5 Distribution Panel(s)**

8.5.1 Inspected

8.6 Grounding

- Concealed

8.7 Branch Circuit Wiring

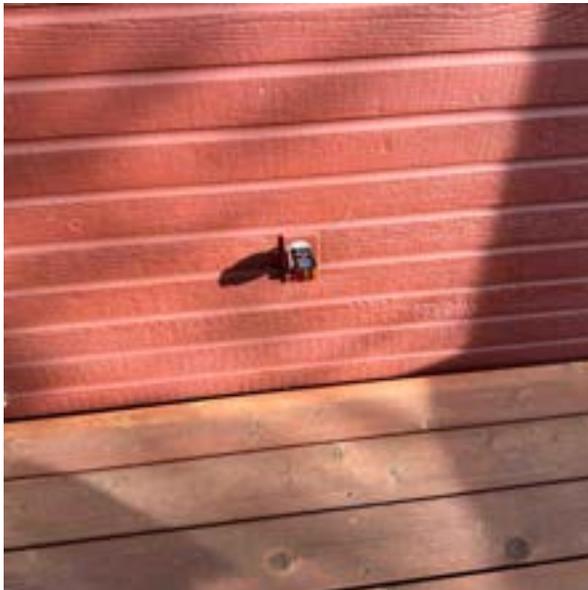
- ⊙ Copper wire branch circuits.
- ⊙ Aluminum wire branch circuits.
- ⊙ Grounded wiring

8.7.1 Repair damaged electrical conduit to prevent further damages/electrical hazards, and deter pest entry. **(Exterior North)**

**8.8 Receptacles**

8.8.1 Representative Number Of Outlets Inspected

8.8.2 Further investigate cause of inoperable outlet and repair as required. **(Exterior South)**



8.8.3 Secure loose receptacles to prevent stress wiring and electrical hazards.

- 2nd Floor East Bedroom
- 2nd Floor Hallway
- Living Room



8.8.4 Repair improperly wired light switches to prevent electrical hazards and regain intended operation. **(2nd Floor Hallway)**



8.8.5 Replace missing switch plate/junction box cover to prevent electrical hazards. (Dining room)**8.9 Lighting / Ceiling Fan(s)**

8.9.1 Inspected

8.10 Exhaust Fan(s)

8.10.1 Inspected

8.11 GFCI Devices Outlets

8.11.1 Inspected

8.12 Smoke Alarms 1st Floor 2nd Floor

8.12.1 Install new and additional smoke detectors to promote safety.

8.13 Carbon Monoxide Alarms 1st Floor 2nd Floor

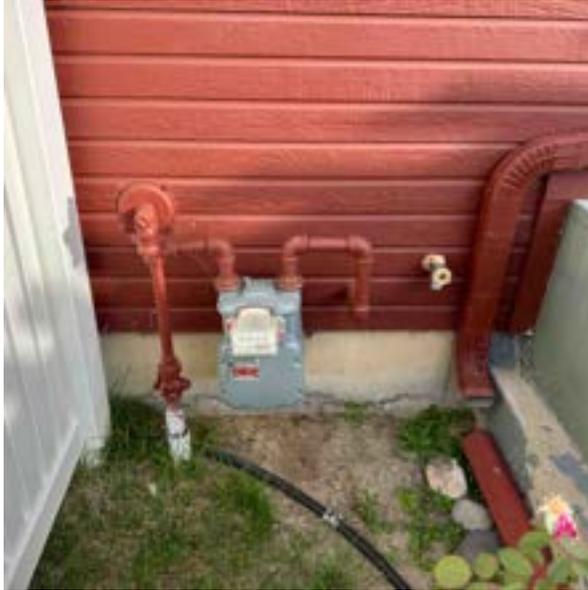
8.13.1 Recommend CO detector installation within 15' of all bedrooms for occupant safety.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)**9.1 Thermostat(s)** Standard**9.2 Energy Source(s)** Natural Gas

9.3 Meter

Natural Gas

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

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

Air Conditioning System

9.4.1 Exceeded Typical Life Expectancy - Budget to Replace

9.4.2 Inspected

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

9.4.4 Age: 24

Data Plate: **(Exterior South)**



9.4.5 Consult a qualified HVAC technician to clean and service AC unit and re-level as recommended to promote efficient operation.

Replace missing refrigerant line insulation to prevent condensation related damages and promote efficient operation.



9.5 Forced Air Furnace(s)

- ☑ Gas Shut Off Beside Unit
- ☑ Mid Efficiency

9.5.1 End of typical life expectancy. Budget to replace.

9.5.2 Inspected

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

9.5.4 Age: 24

Data Plate: **(Basement)**



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

- ☑ Metal Flue

9.7.1 Inspected

9.7.2 Properly seal flue pipe to promote intended venting of combustion gases and prevent safety hazards.
(Basement)



9.8 Distribution System(s)

9.8.1 Seal ductwork to promote efficient operation. **(Basement)**



9.9 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: **(Basement)****10.2 Distribution Piping**

- ☑ Interior water supply pipes are copper.
- ☑ Interior water supply pipes are plastic.
- ☑ 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.

10.3 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.

10.4 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 The domestic hot water system was inspected and operated.

10.4.3 Typical life expectancy.

10.4.4 Age: New this year

Data Plate:



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

10.8 Sink(s)

10.8.1 Inspected

10.8.2 Worn

10.9 Toilet(s)

10.9.1 Inspected

10.10 Tub(s) / Shower(s)

Fiberglass

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

10.10.2 Worn - Scratches/Chips

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

- 2nd Floor Bathroom
- Hallway Bathroom



10.11 Sump Pump

- ⊙ Submersible
- ⊙ To Sewer

10.11.1 Inspected

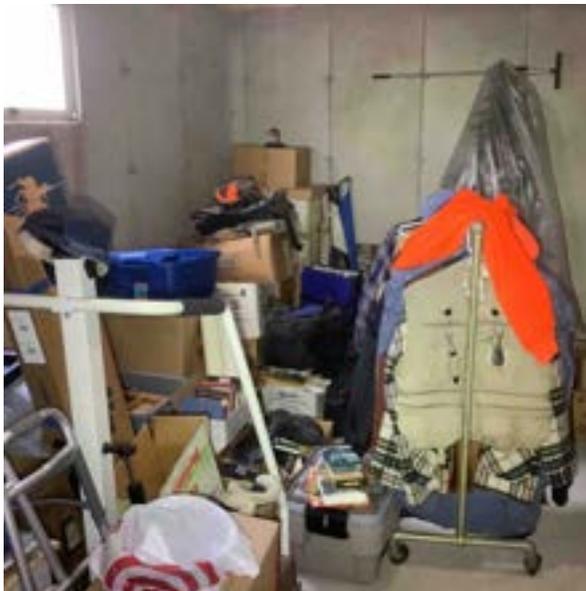
10.12 Septic System

- ⊙ Consult seller as to most recent septic system pumping and obtain receipt.

11.0 INTERIOR

11.1 Interior General Comments

11.1.1 Further evaluate interior of room and all components when access is available. Belongings obstructing access at time of inspection. **(Basement)**



11.2 Floors

- ⊙ Minor Cracking - Typical
- ⊙ Worn

11.3 Walls / Ceilings

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

11.3.1 Staining

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



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



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



11.3.5 Further investigate cause and extent of staining/damage and correct as required. No moisture detected at time of inspection. **(Laundry area)**



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



11.4 Windows

- Fixed Pane
- Thermal Pane

11.4.1 Binds - Adjust/Repair

11.4.2 Representative Number Inspected/Tested

11.4.3 Treat Wood To Preserve and Protect

11.5 Doors

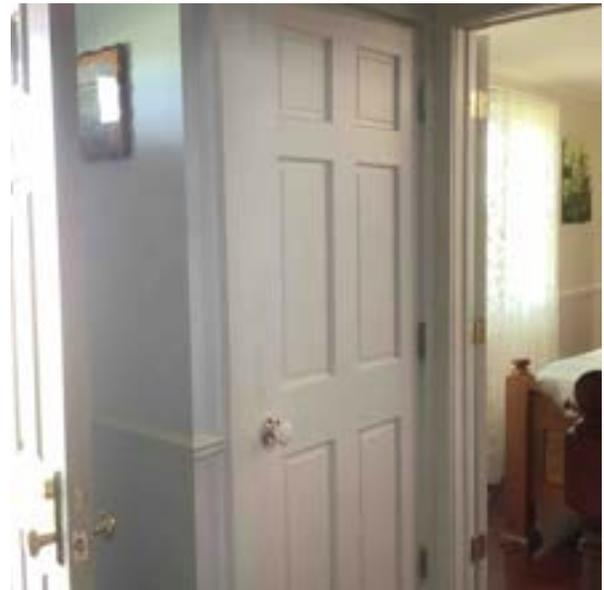
11.5.1 Binds - Adjust/Repair

11.5.2 Minor Damages/Wear - Typical

11.5.3 Representative Number Inspected/Tested

11.5.4 Adjust door to reduce binding and latch securely.

- 2nd Floor East Bedroom
- 2nd Floor West Bedroom
- Living Room



11.6 Entrance Door(s)

- ☑ Deadbolt
- ☑ Hinged

11.6.1 Weather Stripping Worn/Missing

11.7 Stairs / Railings / Guardrails

- ☑ Wood
- ☑ Wood/Metal Railing

11.7.1 Worn

11.8 Countertops / Cabinets

- ☑ Laminate
- ☑ Solid Surface

11.8.1 Minor Damage/Scratches/Worn

11.8.2 Missing/Loose Hardware

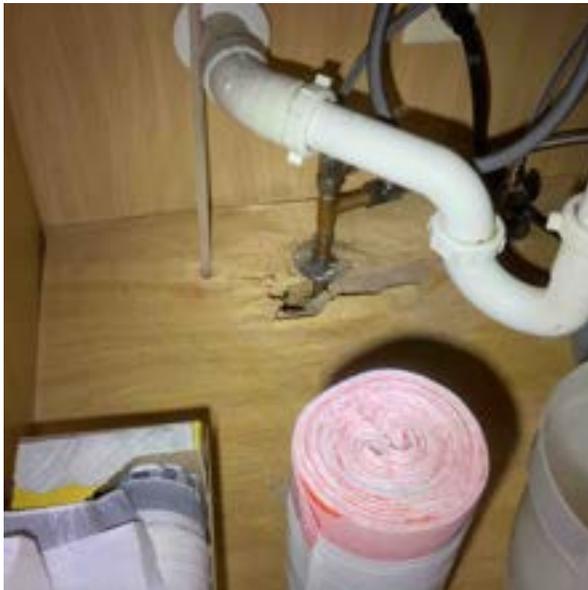
11.8.3 Previous water damages noted - No moisture detected at time of inspection.

11.8.4 Recaulk counters to prevent moisture intrusion and subsequent damages.

- 2nd Floor Bathroom
- Hallway Bathroom
- Kitchen



11.8.5 Further investigate cause and extent of water damage in cabinets and repair as required to prevent further damages. **(Kitchen)**



11.9 Heating / Cooling Sources

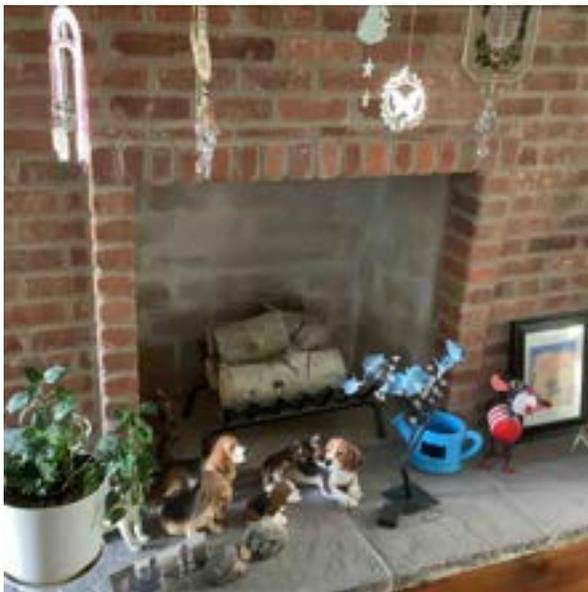
- Air Register

12.0 FIREPLACE(S)

12.1 Wood Burning Fireplace(s)

- Built In

12.1.1 Consult a qualified chimney sweep to clean and inspect fireplaces before use. **(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.