



Inspection Report

Paul Parra

Property Address:
2907 Clarks Pt Dr.
Billings Mt



1st Choice Home Inspections

Cory Wersland
2260 Meadow Rose Circle
Laurel, MT 59044
406-671-8503

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Date: 9/6/2024	Time:	Report ID:
Property: 2907 Clarks Pt Dr. Billings Mt	Customer: Paul Parra	Real Estate Professional: Janae Ruiz RB

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

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

Not Present (NP) = This item, component or unit is not in this home or building.

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

Standards of Practice:

INACHI National Association of Certified Home Inspectors

In Attendance:

Seller only

Type of building:

Single Family (1 story)

Approximate age of building:

Under 5 Years

Temperature:

Over 80 F

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•				Roof Covering: Architectural
1.1	Flashings	•				Viewed roof covering from: Walked roof
1.2	Skylights, Chimneys and Roof Penetrations	•				Sky Light(s): None
1.3	Roof Drainage Systems	•				Chimney (exterior): N/A

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Comments:

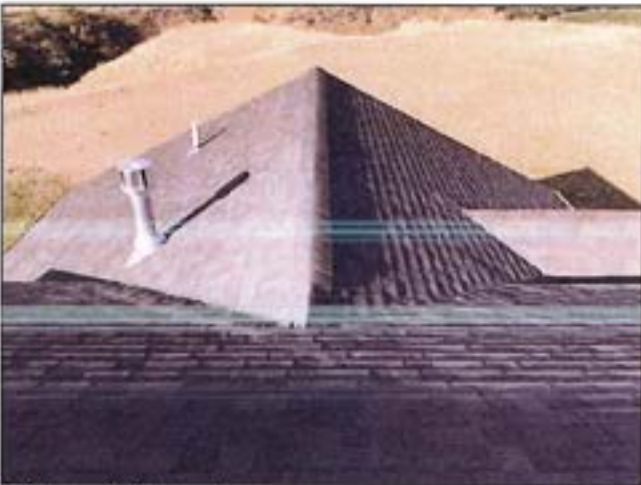
1.0 (1) Shingles were in acceptable condition; no wind or hail damage was observed.



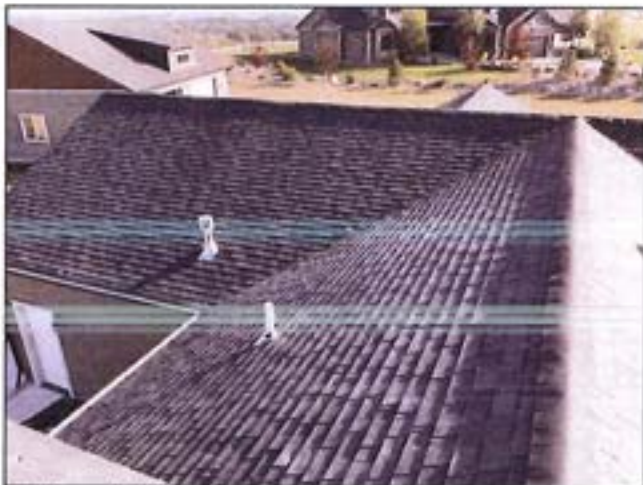
1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)

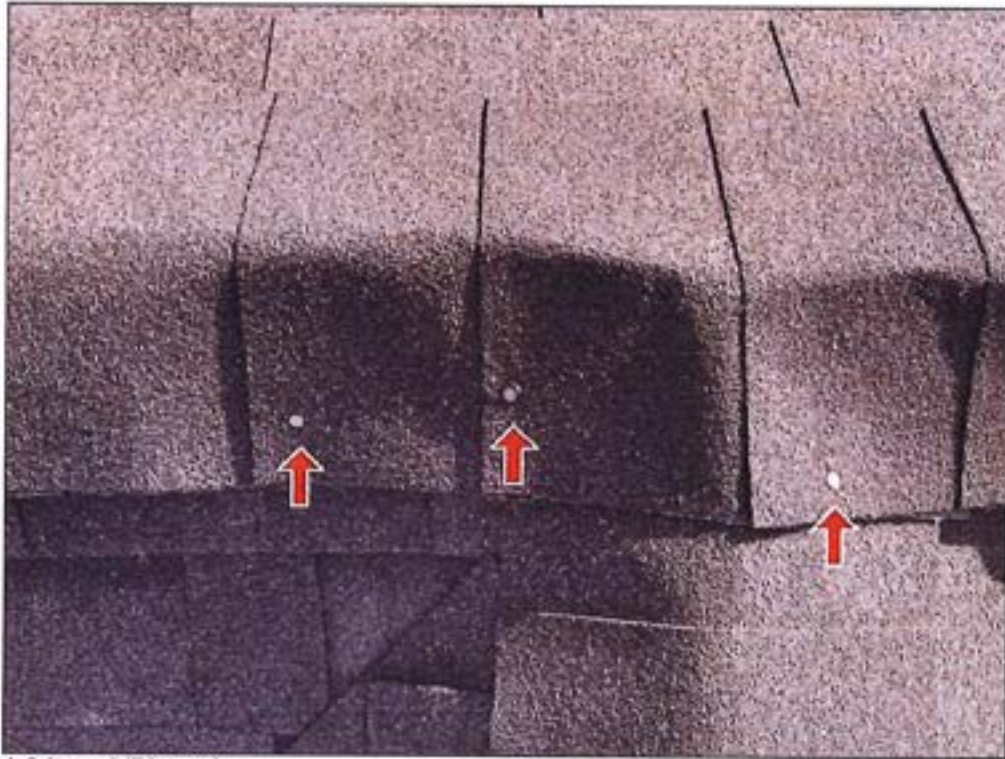


1.0 Item 6(Picture)



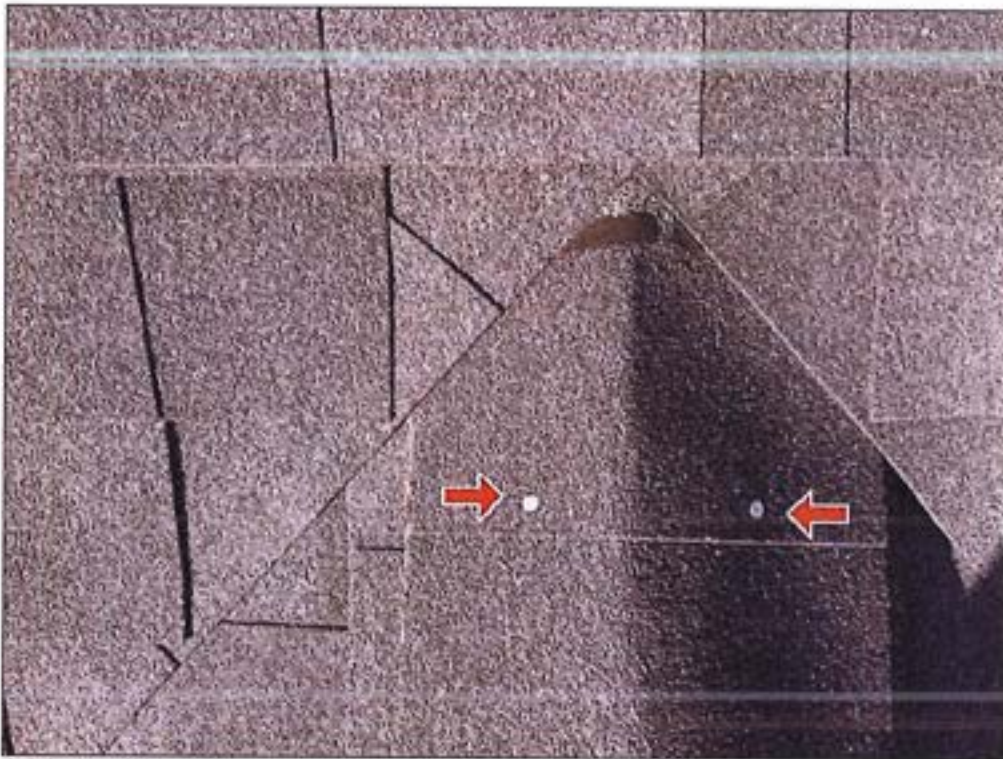
1.0 Item 7(Picture)

(2) Recommend sealing exposed nail heads.



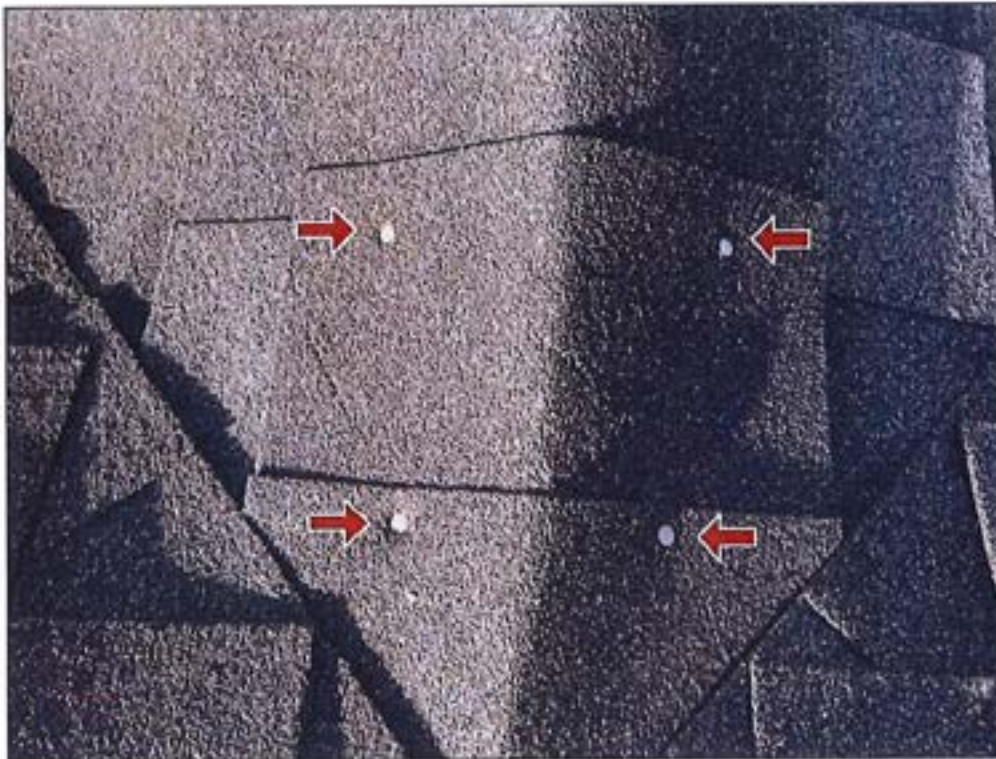
Sealed

1.0 Item 8(Picture)



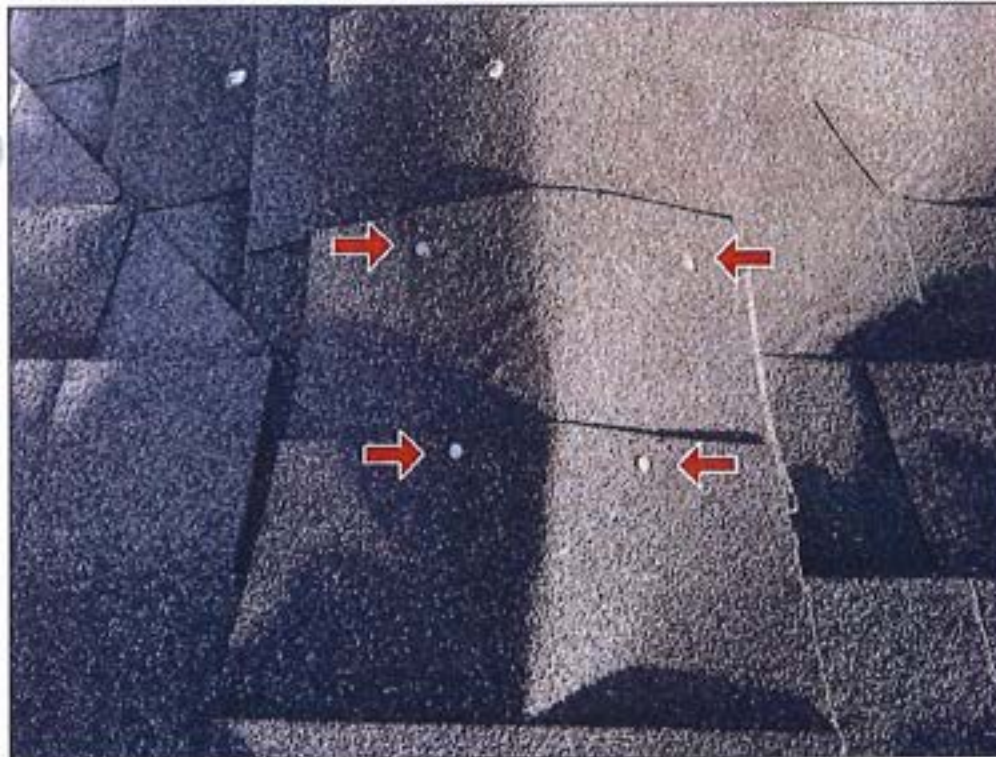
Sealed

1.0 Item 9(Picture)



Sealed

1.0 Item 10(Picture)

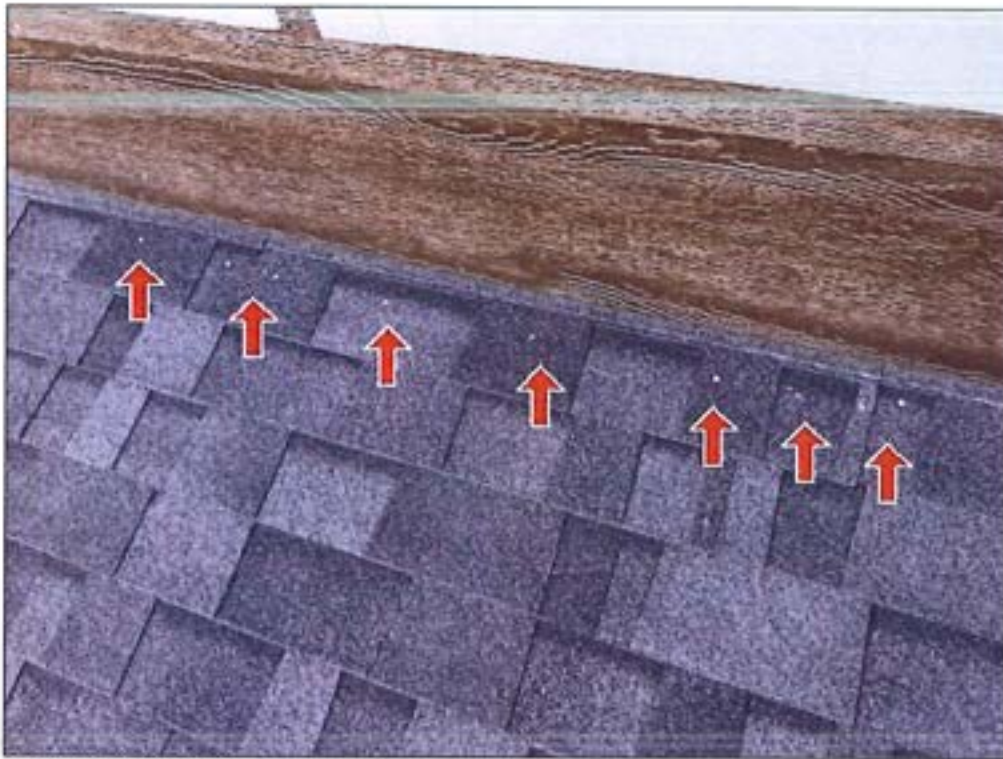


Sealed

1.0 Item 11(Picture)



1.0 Item 12(Picture)



1.0 Item 13(Picture)



Sealed

1.0 Item 14(Picture)



Sealed

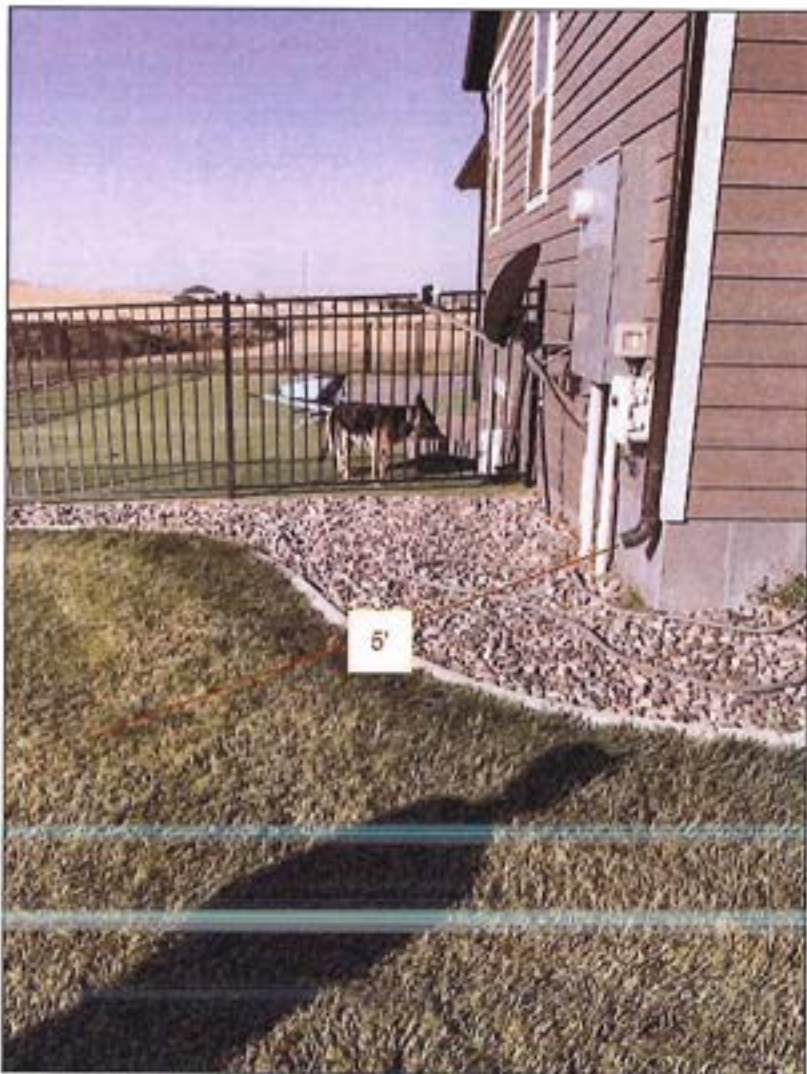
1.0 Item 15(Picture)

1.3 Downspouts should extend at least 5' from foundation.



*Seller Overval
Be here in October*

1.3 Item 1(Picture)



1.3 Item 2(Picture)

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

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials Siding Style: Lap Siding Material: Wood Exterior Entry Doors: Steel Insulated glass Appurtenance: Covered porch Driveway: Concrete
2.0	Wall Cladding Flashing and Trim	•				
2.1	Doors (Exterior)	•				
2.2	Windows	•				
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				
2.5	Eaves, Soffits and Fascias	•				

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IN NI NP RR

Comments:

2.0 The siding was in acceptable condition.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.4 Negative drainage; correction recommended.



2.4 Item 1(Picture) Shop; east side

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls (Including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)	•			
3.5	Garage Door Operators	•			

Styles & Materials

Garage Door Type:

Four automatic

Garage Door Material:

Insulated

Light Inserts

Metal

Auto-opener Manufacturer:

LIFT-MASTER

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IN NI NP RR

Comments:

3.1 The garage walls were in acceptable condition.



3.1 Item 1(Picture)



3.1 Item 2(Picture)



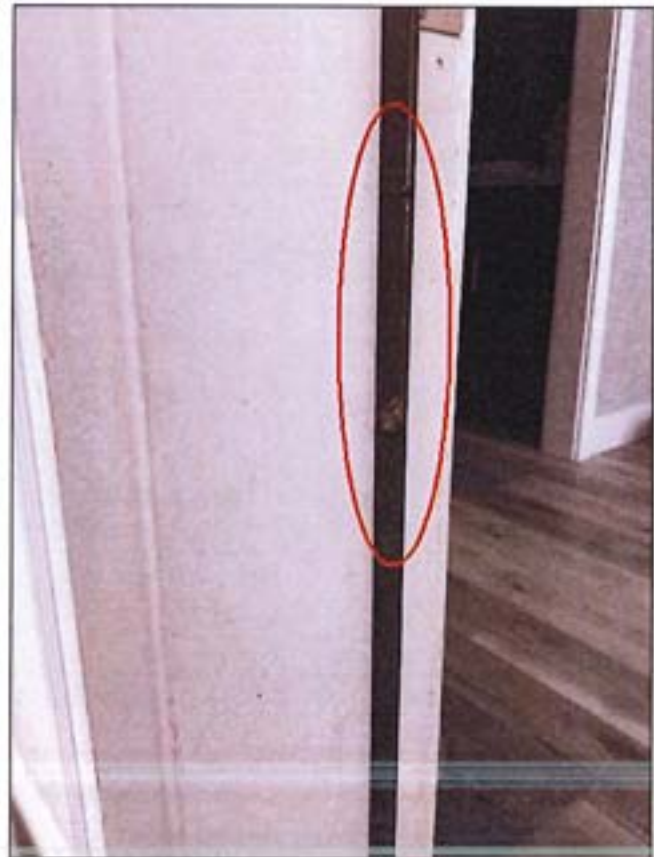
3.1 Item 3(Picture)

3.3 Cosmetic damage on left shop door; door functions properly.



3.3 Item 1(Picture)

3.4 Minor damage on weather strip.



3.4 Item 1(Picture)

3.4 Item 2(Picture)

door operators worked properly.



3.5 Item 1(Picture)



3.5 Item 2(Picture)

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
4.0	Ceilings	•				Ceiling Materials: Drywall
4.1	Walls	•				Wall Material: Drywall
4.2	Floors	•				Floor Covering(s): Carpet Laminated T&G Tile
4.3	Steps, Stairways, Balconies and Railings	•				Interior Doors: Raised panel Wood
4.4	Counters and Cabinets (representative number)	•				Window Types: Thermal/Insulated Single-hung
4.5	Doors (representative number)	•				Window Manufacturer: UNKNOWN
4.6	Windows (representative number)	•				Cabinetry: Wood Countertop: Cultured marble

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IN NI NP RR

Comments:

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: 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 home inspector or other persons.

		IN	NI	NP	RR	
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Styles & Materials Foundation: Poured concrete Method used to observe Crawlspace: No crawlspace Floor Structure: Engineered floor joists Wall Structure: 2 X 6 Wood Columns or Piers: Wood piers Concrete piers Roof Structure: Engineered wood trusses Roof-Type: Gable Shed Method used to observe attic: From entry Attic info: Scuttle hole
5.1	Walls (Structural)	•				
5.2	Columns or Piers	•				
5.3	Floors (Structural)	•				
5.5	Roof Structure and Attic	•				

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Comments:

5.5 Attic was structurally sound and well insulated.



5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)



5.5 Item 4(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
6.0	Plumbing Drain, Waste and Vent Systems	•				Water Source: Well Cistern
6.1	Plumbing Water Supply, Distribution System and Fixtures	•				Water Filters: Sediment filter Whole house conditioner
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				Plumbing Water Supply (into home): Poly
6.3	Main Water Shut-off Device (Describe location)	•				Plumbing Water Distribution (inside home): PEX
6.5	Main Fuel Shut-off (Describe Location)	•				Plumbing Waste: PVC
6.6	Sump Pump	•				Water Heater Power Source: Gas (quick recovery) Manufacturer: RHEEM Water Heater Location: Basement

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Comments:

6.0 (1) Slow draining sink; basement bathroom.



*Fixed
Drain
Seller Removed hair*

6.0 Item 1(Picture)

(2) Recommend pumping septic tank upon occupancy; check filter regularly and clean as needed.



Pumped

6.0 Item 2(Picture)

6.1 The pump on top of the water conditioning bleach holding tank is leaking; repair needed.



Seller replaced hose

6.1 Item 1(Picture)

6.2 Water heater worked properly during inspection.



6.2 Item 1(Picture)

SERIAL NO. M432103526 Model No: PROQ50 - 36P RH60 Input BTUH 36,000 Gas PRESS. IN. W.C. - Manifold - 9.0 Max. Inlet - 14.0 Min. Inlet - 11.0 CSA/ANSI Z21.10.1 • CSA 4.1-2019 CATEGORY I NATURAL DRA		MFG. DATE: 03NOV2021 Cap. U.S. Gals. 50 TYPE GAS - LIQ.PET CERTIFIED FOR INSTALLATIONS UP TO 8400 FT ALTITUDE MAX WORKING PRESSURE 150 PSI ASSEMBLED IN MEXICO
MINIMUM CLEARANCES FROM COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION: 1" Sides and 1" rear in a closet - 0" Sides and rear in an alcove, 2" front of control to closet door 12" from top pan to ceiling May be installed in an alcove or closet and on combustible flooring		DESIGN CERTIFIED ARI CERTIFIED

6.2 Item 2(Picture) production date.



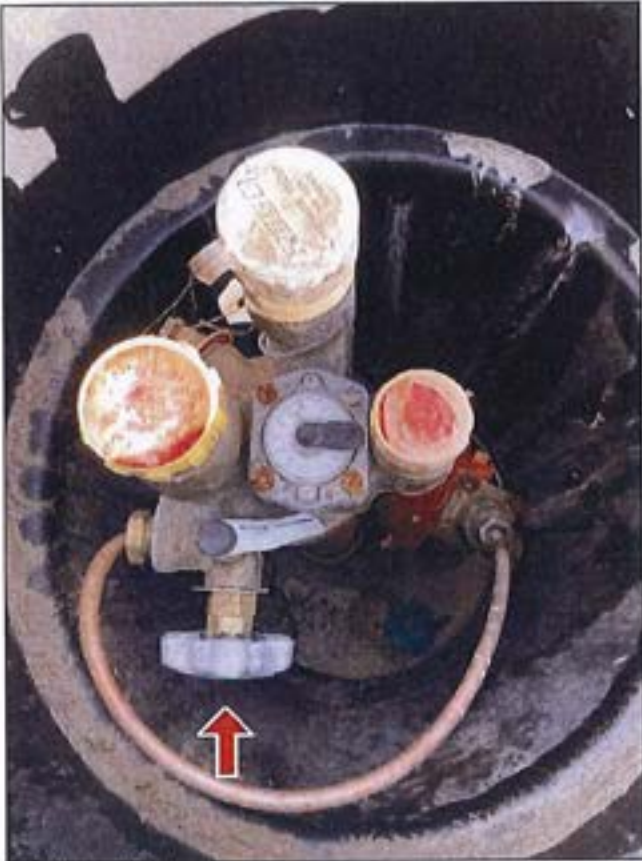
6.2 Item 3(Picture)

6.3 The water main is located to the left of the water heaters.



6.3 Item 1(Picture)

6.5 The main fuel shut off is at the propane tank outside.



6.5 Item 1(Picture)

6.6 The sump and sewage pumps worked properly.

6.6 Item 1(Picture) sewage pump



6.6 Item 2(Picture) sump pump

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

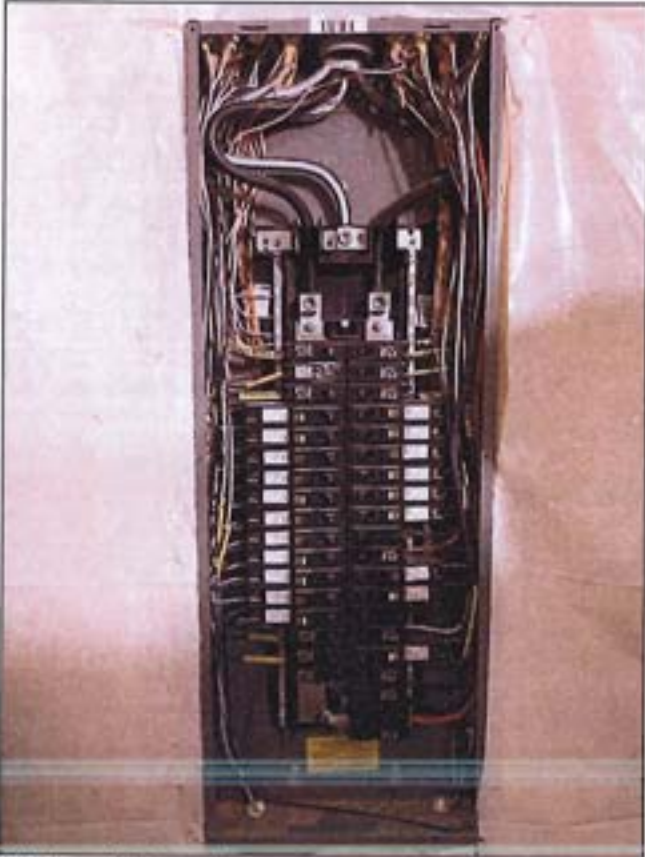
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
7.0	Service Entrance Conductors	•				Electrical Service Conductors: Below ground
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				Panel capacity: 200 AMP
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•				Panel Type: Circuit breakers
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•	Electric Panel Manufacturer: SQUARE D
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				Branch wire 15 and 20 AMP: Copper
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				Wiring Methods: Romex
7.6	Location of Main and Distribution Panels	•				
7.7	Smoke Detectors	•				
7.8	Carbon Monoxide Detectors	•				
		IN	NI	NP	RR	

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Comments:

7.1 Breaker box is properly wired.



7.1 Item 1(Picture)

7.3 Missing cover; correction needed.



Put on cover

7.3 Item 1(Picture) back deck

7.6



7.6 Item 1(Picture) shop



7.6 Item 2(Picture) service disconnect



7.6 Item 3(Picture) house; utility room

7.8 (1) This house has a combination smoke and carbon monoxide detector.



7.8 Item 1(Picture)



7.8 Item 2(Picture)

(2) Carbon monoxide was not present in the house while the furnace was running.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
8.0	Heating Equipment	•				Heat Type: Forced Air
8.1	Normal Operating Controls	•				Energy Source: Propane
8.2	Automatic Safety Controls	•				Number of Heat Systems (excluding wood): Two
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Heat System Brand: BRYANT
8.4	Presence of Installed Heat Source in Each Room	•				Ductwork: Non-insulated
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				Filter Type: Disposable
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•		Types of Fireplaces: Vented gas logs
8.7	Gas/LP Firelogs and Fireplaces	•				Operable Fireplaces: One
8.8	Cooling and Air Handler Equipment	•				Cooling Equipment Type: Air conditioner unit
8.9	Normal Operating Controls	•				Central Air Manufacturer: BRYANT
						Number of AC Only Units: One

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IN NI NP RR

Comments:

8.0 (1) The furnace worked properly during inspection.

An annual service call is recommended on all HVAC equipment.



8.0 Item 1(Picture)



Model Number 915SB66120E24A-A

Bryant Heating & Cooling Systems
7310 West Morris Street
Indianapolis, IN 46231 U.S.A.



Serial Number 1621A43482

PRODUCT/PRODUIT 915SB66120E24A-A

MODEL/MODELE 915SB66120E24

SERIES/SERIE A

SERIAL/SERIE 1621A43482

MODEL PLUG CONNECTOR DE MODELE	PIN RESISTANCE (OHMS) RESISTANCE DE LA GOUFFLE	
	1-4	2-3
-	-	-



DATE OF MANUFACTURE

DATE DE FABRICATION

APR 2021

MOTOR H.P.
FORCE W

1
746

ANSI Z21.47 - 2018 - CSA 2.3 - 2016 Central Furn

NATURAL GAS FACTORY ORIFICE

GAS NATURAL ORIFICE FOURNI

MAX. UNIT AMP
AMPS MAX

44

12.4



115 VOLTS / 60 HZ / 1 PHASE

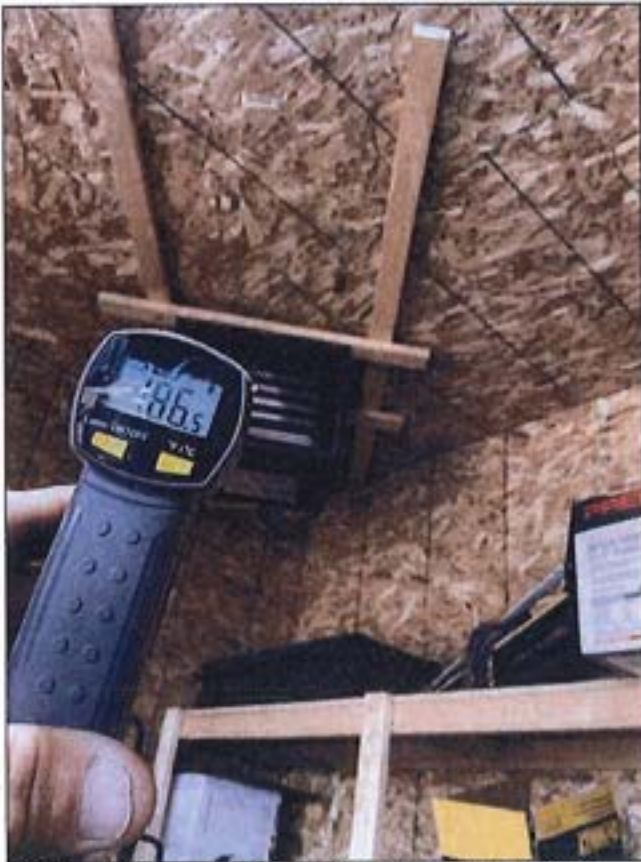
INPUT	See Note Below	BTU/HR	-	-	-
ENTREE	Voir La Note ci-dessous	BTU PAR HRE	120,000	-	-
OUTPUT	See Note Below	BTU/HR	116,000	-	-
SORTIE	Voir La Note ci-dessous	BTU PAR HRE			
AIR TEMPERATURE RISE		DEG. F	40-70	-	-
AUGMENTATION DE LA TEMPERATURE DE L'AIR		DEG. C	22-39	-	-
DESIGN MAX. OUTLET AIR TEMPERATURE		DEG. F	186	-	-
CONCU POUR UNE TEMPERATURE MAX. D'AIR DE SORTIE DE		DEG. C	86	-	-

8.0 Item 2(Picture) production year



8.0 Item 3(Picture) The furnace temp was 107 F after running 5 minutes.

(2) The shop and garage heaters worked properly.



8.0 Item 4(Picture) Shop: 186 F after running for 2 minutes



8.0 Item 5(Picture) garage: 185 F after running 2 minutes

(3) I did not inspect the pellet stove; Seller stated that the pellet stove was going to be removed.



*Seller
Removed
not for sale*

8.0 Item 6(Picture)

8.7 The fireplace worked properly.



8.7 Item 1(Picture)

8.8 The AC worked properly.



8.8 Item 1(Picture) Clean cooling fins as needed.



8.8 Item 2(Picture) Production year



8.8 Item 3(Picture) Ac temp was 50 F after running 5 minutes

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Insulation Under Floor System			•	
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry)	•			
9.5	Ventilation Fans and Thermostatic Controls in Attic			•	

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

IN	NI	NP	RR
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Styles & Materials

Attic Insulation:

Blown
Fiberglass
R-49

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Floor System Insulation:

NONE

Comments:

9.4 (1) Bath fans worked properly; clean as needed.



9.4 Item 1(Picture)



9.4 Item 2(Picture)

(2) A screen cover is recommended to keep insects/birds/debris out.



9.4 Item 3(Picture)

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

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
10.0	Dishwasher	•				Dishwasher Brand: SAMSUNG
10.1	Ranges/Ovens/Cooktops	•				Disposer Brand: BADGER
10.2	Range Hood (s)	•				Exhaust/Range hood: RE-CIRCULATE
10.3	Trash Compactor			•		Range/Oven: SAMSUNG
10.4	Food Waste Disposer	•				Built in Microwave: SAMSUNG
10.5	Microwave Cooking Equipment	•				Trash Compactors: NONE
		IN	NI	NP	RR	

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

Comments:

10.0 The dishwasher worked properly.



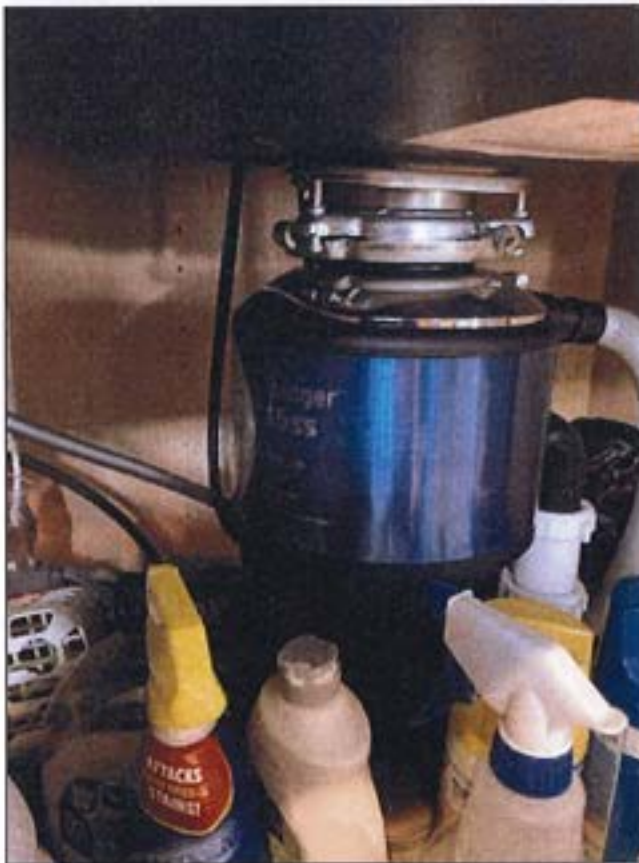
10.0 Item 1(Picture)

10.1 The range worked properly.



10.1 Item 1(Picture)

10.4 The disposer worked properly.



10.4 Item 1(Picture)

10.5 The microwave worked properly.

10.5 Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



www.1stchoicehomeinspectionscmw.com

1st Choice Home Inspections

2260 Meadow Rose Circle
Laurel, MT 59044
406-671-8503

Customer
Paul Parra

Address
2907 Clarks Pt Dr.
Billings Mt

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

7. Electrical System

- 7.3 **Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Repair or Replace

Missing cover; correction needed.

7. Electrical System



Put on cover

7.3 Item 1(Picture) back deck

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

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to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. **HOLD HARMLESS AGREEMENT:** CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

My company uses a third party to store the report information and it will be kept private.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR

CLIENT OR REPRESENTATIVE