



Home Inspection Report

Prepared exclusively for
Amber Uhren



PROPERTY INSPECTED:
6249 Dawson Drive
Billings, MT 59105

Date of Inspection: 08/22/2024

Inspection No. 45957-1-1126

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: 41

1.3 Inspection / Site Conditions

☑ Sunny

1.3.1 Approximate Temperature: 70

2.0 PROPERTY AND SITE

2.1 Landscape / Grading

☑ Bush/Hedge/Flower Bed

☑ Slopes To Structure

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

2.1.2 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
- Shop



2.1.3 Trim and maintain trees, bushes and vines away from the structure to minimize damage/wear to structure and to discourage animal activity. **(Exterior East)**



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



2.2 Walkway(s)

☑ Concrete

2.2.1 All walkways on the property were inspected.

2.2.2 Backfill soil under concrete walkway/driveway to promote stability and prevent damage. **(Exterior West)**



2.3 Driveway(s)

- ☒ Concrete
- ☒ Gravel

2.3.1 Driveway(s) were inspected.

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

- Exterior East
- Exterior West



2.4 Patio(s)

- ☒ Concrete

2.4.1 All patios on the property were inspected.

3.0 EXTERIOR

3.1 Limitations

- ▲ No access under porch
- ▲ Foundation partially concealed.

3.2 Foundation Surface

☒ Concrete

3.2.1 Fill and seal foundation cold joints to prevent moisture intrusion and subsequent damage. **(Exterior East)**



3.3 Wall Surface

☒ Wood/Composite Siding/Trim

☒ Brick veneer

☒ Metal

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
- Shop





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

- Exterior East
- Exterior West
- Shop



3.3.5 Repair/repoint damaged brickwork to prevent further damage and promote weathering protection.
(Exterior West)



3.4 Eaves / Fascia / Soffit

- ☑ Aluminum/Vinyl

3.4.1 Inspected from ground level.

3.5 Windows

- ☑ Vinyl
- ☑ Wood

3.5.1 Exterior window frames and trim inspected from ground level.

3.6 Porch(es)

- ☑ Vinyl Railing
- ☑ Wood/composite

3.6.1 Exterior porch(es) were inspected.

3.6.2 Install handrail to promote safety. **(Exterior West)**



4.0 ROOFING SYSTEM

4.1 Roofing Inspection Method

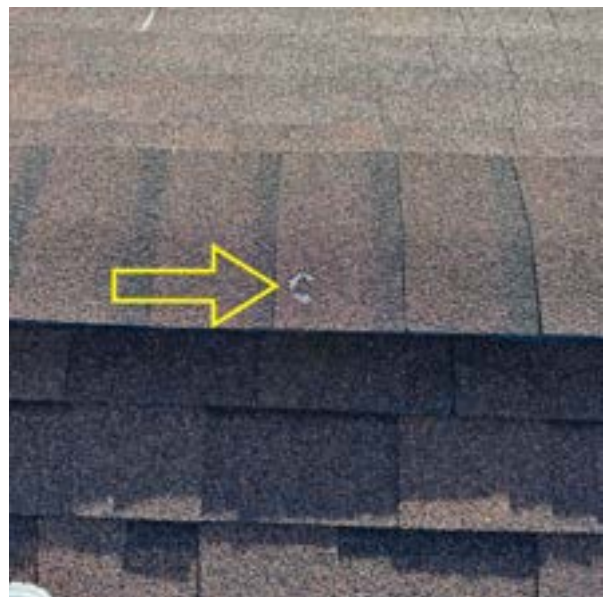
- ☑ Walked on roof surface.

4.2 Sloped Surface(s)

☑ Asphalt shingles

4.2.1 Consult a qualified roofer to evaluate scarring/damaged shingles and exposed nail heads and repair as recommended.





4.3 Flashings

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

4.4 Roof Drainage

- ☑ Above 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.

4.4.3 Provide means of dispersing water away from structure to reduce foundation deterioration, potential water entry and related damage.

- Exterior East
- Shop



4.4.4 Extend all downspouts away from foundation to reduce wall deterioration, potential water entry and subsequent damage. **(Exterior South)**



4.5 Skylight(s)

4.5.1 Monitor skylights frequently for signs of moisture intrusion. Skylights are susceptible to leaking.

5.0 ATTIC

5.1 Limitations

△ Insulation

5.2 Attic Access

⊙ Ceiling Hatch

⊙ Inspected From Opening

5.3 Insulation

⊙ Fiberglass

⊙ Blown In

⊙ 10"-12"

5.4 Ventilation

⊙ Roof/Ridge

⊙ Soffit/Baffles

5.5 Exhaust Duct

⊙ Concealed

5.6 Sheathing

⊙ Plywood

5.6.1 Stains noted - No moisture detected at time of inspection.

6.0 GARAGE / CARPORT

6.1 Limitations

△ Belongings/Storage

6.2 Interior Access Door(s)

⊙ Metal/Fiberglass

6.3 Vehicle Door(s)

⊙ Metal

6.3.1 Lubricate track/rollers to reduce binding/wear.

6.4 Vehicle Door Opener(s)

⊙ Automatic-chain drive

⊙ Photo Eyes Installed

6.4.1 Inspected - Operational

6.5 Floor

☑ Concrete

6.5.1 Fill/seal floor cracks/pitting to reduce further separation and potential trip hazards. **(Garage)**



6.5.2 Consult qualified contractor to evaluate settled/improperly sloped/cracked concrete floor and repair as required to promote intended drainage and prevent secondary water damages. **(Shop)**

**6.6 Wall**

☑ Drywall/Plaster

☑ Wood

6.6.1 Stains

6.6.2 Further investigate cause and extent of water staining/damages and repair as required to prevent further damages. No moisture noted at time of inspection. **(Garage)**



6.6.3 Further investigate cause and extent of wall staining and repair as required to prevent further damages. No moisture detected at time of inspection. **(Shop)**



6.7 Ceiling

☑ Drywall/Plaster

6.7.1 Further investigate cause and extent of staining/damages and repair as required to prevent further damages. **(Shop)**

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

- △ Finish Materials
- △ Insulated
- △ 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

7.3.1 Consult qualified contractor to evaluate beam sag and leaning post and correct as required to prevent further movement. **(Crawlspace)**

**7.4 Floor Structure**

- ☑ Wood - dimensional lumber.

7.5 Wall Structure

- ☑ Wood frame

7.6 Roof Structure

- ☑ Engineered truss

7.7 Crawlspace

- ☑ Crawlspace was inspected by entering the crawlspace.
- ☑ Crawlspace was inspected from access area / hatch.
- ☑ Earth Floor
- ☑ Passive Venting

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: **(Exterior West)**

**8.5 Distribution Panel(s)**

8.5.1 Inspected

8.5.2 Provide filler pieces at knockout locations to reduce hazards associated with accessible wiring.

- Garage
- Shop



8.5.3 Consult a qualified electrician to correct undersized wiring in distribution panel to prevent electrical hazards.

- Garage
- Kitchen



8.5.4 Further evaluate interior of electrical distribution panel when access is available. Shelving obstructing access at time of inspection. **(East Living Room)**



8.5.5 Secure loose disconnect panel to prevent electrical hazards. **(Crawlspace)**



8.6 Grounding

☑ Concealed

8.7 Branch Circuit Wiring

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

8.7.1 Provide junction box at exposed wiring to prevent electrical hazards.

- Crawl space
- Shop



8.8 Receptacles

8.8.1 Representative Number Of Outlets Inspected

8.8.2 Secure loose receptacles to prevent stress wiring and electrical hazards. **(Garage)**



8.8.3 Repair hot/neutral reverse outlets to prevent electrical hazard. **(Shop)**



8.8.4 Replace missing switch plate/junction box cover to prevent electrical hazards. **(Garage)**



8.8.5 Repair ungrounded outlet to prevent electrical hazards.

Replace damaged exterior outlet cover to prevent electrical hazards. **(Exterior East)**



8.9 Lighting / Ceiling Fan(s)

8.9.1 Inspected

8.9.2 Replace damaged exterior light to prevent further damages and safety hazards. **(Shop)**



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

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)

- ☑ Electricity

9.3 Electric Heating System(s)

- ☑ Baseboard

9.3.1 Inspected

10.0 PLUMBING SYSTEM**10.1 Water Main**

- ☑ Water main is copper pipe.
- ☑ Water main is plastic pipe.

10.1.1 Inspected the visible portion of the house water main.

10.1.2 Location: **(Crawlspace)**

**10.2 Distribution Piping**

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

10.2.1 Corrosion Noted - Monitor For Leaking

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

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 older homes such as this are prone to tree root damages, low spots, fractures, or collapse due to deterioration over time. 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 Properly seal plumbing drain under sink to prevent secondary water damages. **(Kitchen)**



10.3.4 Repair drain line showing signs of leaking to prevent secondary water damages.

- 1st Floor Hall Bathroom
- Crawlspace



10.3.5 Properly seal plumbing drain to prevent secondary water damages. **(Crawlspace)**



10.4 **Water Heating Equipment**

- ☑ Storage tank hot water system.
- ☑ Fuel source is electricity.
- ☑ 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: 3

Data Plate: **(Breezeway)**



10.5 **Hose Bib(s)**

10.5.1 Exterior hose bibs were inspected and operated.

10.6 **Fixtures / Faucets**

10.6.1 Inspected

10.6.2 Further investigate causes of decreased water pressure and repair as required. **(Throughout)**



10.6.3 Install shower head faucet to promote intended function. **(2nd Floor Hallway Bathroom)**



10.7 Sink(s)

10.7.1 Drain Stop Disconnected/Inoperable

10.7.2 Inspected

10.7.3 Worn

10.8 Toilet(s)

10.8.1 Inspected

10.9 Tub(s) / Shower(s)

☑ Ceramic

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

10.9.2 Minor Mildew - Treat/Clean

10.9.3 Worn - Scratches/Chips

10.9.4 Reconfigure shower door trim/seal to direct water back to shower pan and prevent moisture intrusion and damage. **(2nd Floor Hallway Bathroom)**



10.9.5 Seal all cracks/gaps/joints in and around tubs and showers to reduce water penetration and subsequent deterioration. **(1st Floor Hall Bathroom)**



10.10 Floor drain

10.10.1 None - a potential concern

10.11 Septic System

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

11.0 INTERIOR

11.1 Floors

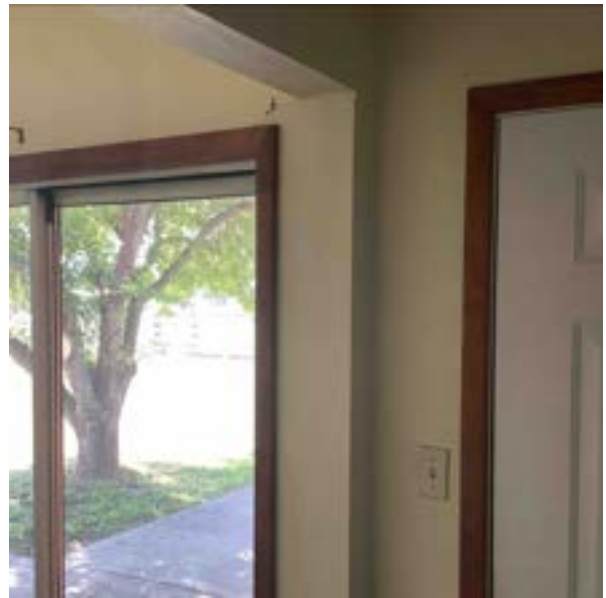
- ☑ Staining/Minor Damages
- ☑ Worn

11.2 Walls / Ceilings

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

11.2.1 Staining

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



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



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



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



11.2.6 Further investigate cause of staining/damages and suspected mold growth and correct as required. **(Crawlspace)**





11.3 Windows

- ☑ Fixed Pane
- ☑ Thermal Pane

11.3.1 Representative Number Inspected/Tested

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 closet doors to reduce binding and prevent wear/damages. **(Breezeway)**



11.4.5 Adjust door to reduce binding and latch securely. **(2nd Floor Hallway Bathroom)****11.5 Entrance Door(s)**☒ Deadbolt☒ Hinged

11.5.1 Binds _ Adjust/Repair

11.5.2 Minor Damage - Dent/Split/Worn

11.5.3 Weather Stripping Worn/Missing

11.6 Stairs / Railings / Guardrails☒ Carpet☒ Wood/Metal Railing

11.6.1 Worn

11.6.2 Caution is advised. Railing poses potential safety hazards due to design. Spindle span in greater than 4". **(2nd Floor Hallway)**

11.7 Countertops / Cabinets

- ☑ Laminate
- ☑ Stone/Natural

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.

- 1st Floor Hall Bathroom
- 2nd Floor Hallway Bathroom



11.7.5 Secure countertop to cabinets to promote stability and prevent further damages. **(2nd Floor Hallway Bathroom)**

**11.8 Heating / Cooling Sources**

- ☑ Electric - Baseboard

11.8.1 Provide supplemental heating to promote even distribution. **(1st Floor Hall Bathroom)**

12.0 FIREPLACE(S)

12.1 Wood / Pellet Stove

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