

MONTANA ASSOCIATION OF REALTORS®
PROPERTY DISCLOSURE STATEMENT



1 Date: August 5, 2024

2
3 Property: 4139 Julaura Ln, Billings, MT 59106

4 Seller(s): Michael R Beatty, Kim D Beatty

5 Seller Agent: Amber Uhren

6
7 Concerning adverse material facts, Montana law provides that a seller agent is obligated to:

- 8
9 • disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are
10 known to the seller agent, except that the seller agent is not required to inspect the property or verify any
11 statements made by the seller; and
12 • disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of
13 information regarding adverse material facts that concern the property.

14
15 The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement that has been
16 completed and signed by the Seller(s) as required by Montana law. Regardless of what the Seller(s) has/have
17 provided Seller Agent as set forth in the Owner's Property Disclosure Statement, **except as set forth below**, the
18 Seller Agent has no personal knowledge:

- 19 (i) about adverse material facts that concern the Property or
20 (ii) regarding the veracity (accuracy) of any information regarding adverse material facts that concern
21 the Property

22 *pre inspection completed on 6/11/2024 - attached, buyers*
23 *are to do their own due diligence*
24
25
26
27
28

29 Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any,
30 is set forth above. However, the Seller Agent is not required to inspect the Property or verify any statements made by
31 the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property
32 and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to
33 any advice, inspections or defects.

34
35 Seller Agent Signature: *Amber Uhren*
36 Amber Uhren

37 Dated: August 5, 2024

38
39 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement.

40
41 Buyer Agent: _____

42
43 Buyer Agent Signature: _____

44
45 Dated: _____

46
47 Buyer Signature: _____

48
49 Dated: _____

OWNER'S PROPERTY DISCLOSURE STATEMENT
MONTANA ASSOCIATION OF REALTORS® STANDARD FORM



1 Date: August 5, 2024

2
3 The undersigned Owner is the owner of certain real property located at 4139 Julaura Ln
4 _____, in the City of Billings,
5 County of Yellowstone, Montana, which real property is legally described as:
6 _____
7 _____
8 _____
9 _____

10 (hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse
11 material facts which concern the Property. Montana law defines an adverse material fact as a condition, malfunction,
12 or problem that would have a materially adverse effect on the monetary value of real property, that affects the
13 structural integrity of any improvements located on the real property, or that presents a documented health risk to
14 occupants of the real property or would impair the health or safety of future occupants of the real property.

15
16 **OWNER'S DISCLOSURE**

- 17
18 Owner has never occupied the Property.
19 Owner has not occupied the Property since _____ (date).
20

21 Concerning adverse material facts, Montana law provides that the Owner is/are obligated to disclose any adverse
22 material facts that concern the Property and that are actually known to the Owner. The Owner is not obligated to
23 investigate the Property in preparing this Disclosure Statement. The Owner, other than having lived at and/or owned
24 the Property, has no greater knowledge than what could be obtained by the Buyer's careful inspection.
25

26 **This disclosure statement is not a warranty of any kind by the Owner, the Seller Agent, or any authorized**
27 **representative of the Owner involved in the sale of the Property, and it is not a contract between the Owner**
28 **and Buyer. This Disclosure Statement is not a substitute for any inspections the Buyer may wish to obtain.**
29 The Buyer is encouraged to consult their own independent inspectors to aid in the Buyer's due diligence prior to
30 closing on the purchase of the Property.
31

32 This Disclosure Statement must be provided no later than contemporaneously with the execution of a real estate
33 purchase contract. Unless the Buyer and Owner have otherwise agreed in writing, any contract for the purchase of
34 the Property is not effective until 3 days after the Buyer has received this Disclosure Statement, and during that delay
35 Buyer may withdraw or rescind any contract to purchase the Property without penalty.
36

37 The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on
38 any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to any
39 person or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnify
40 and hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property,
41 harmless from all claims for damages based upon the disclosures made in this Disclosure Statement along with the
42 failure of the Owner to disclose any adverse material facts known to the Owner.
43

44 This Disclosure Statement is considered a disclosure by the Owner only and not the Seller Agent or other authorized
45 representative of the Seller. The Seller is not responsible for misstatements or errors in this Disclosure Statement
46 that are based on information the Seller obtained from a reliable third-party, including a local governing agency.

Buyer's or Lessee's Initials

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47 Please describe any adverse material facts concerning the items listed, or other components, fixtures or matters.

48
49 1. APPLIANCES: (Refrigerators, Microwave, Range, Dishwasher, Garbage Disposal, Oven, Trash Compactor,
50 Freezer, Washer, Dryer)

51 Added gas line for gas stove. 220 Electric still in place
52 if buyer prefers to replace range with electric.
53

54 2. COMPONENTS and BUILT-IN SYSTEMS: (Water Softener, Water Conditioners, Exhaust Fans, Central Vacuum
55 System and components, Water Heater, Washer/Dryer Hookups, Ceiling Fan, Intercoms, Remote Controls, T.V.
56 Antenna, Satellite Dish, Central sound systems, Wiring for phone, cable and internet, Security Alarms, Fire
57 Alarms, Smoke Detectors, Garage Door Openers, and Security Gates)
58
59

60
61 3. ELECTRICAL SYSTEM/UTILITY CONNECTIONS: (Wiring, Outlets, Switches, Services, Shorts, Alterations, and
62 Overloads, or lack of utility connections)

63 200 amp service
64

65
66 4. PLUMBING: (including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets)

67 a. Faucets, fixtures, etc.

68 All new plumbing in basement- 5 years ago
69

70
71 b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septic Tanks, Holding
72 Tanks, and Cesspools)
73

74
75
76 c. Septic Systems permit in compliance with existing use of Property
77

78
79
80 Date Septic System was last pumped?
81

82
83
84 d. Public Sewer Systems (Clogging and Backing Up)
85

86
87
88 5. HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces, Central Air
89 Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems, Gas Leaks,
90 Thermostats, Wall/Window AC Evaporator Coolers, Humidifiers, Propane tanks)

91 AC unit - 18 years old, Furnace - 17 years old, water
92 heater - 8 years old
93

94 6. ADDITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Quality Laws,
95 Chimney Cleanliness, Chimney Fires and Adherence to Codes in Installation)

96 Heater in garage stays
97

98
99 7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)
100
101

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- 102 8. OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, Window
 103 Screens, Slabs, Driveways, Sidewalks, Fences)
 104 All flooring in basement - 5 years old
 105 Carpet on main floor - 5 years. - Normal driveway wear
 106
- 107 9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water or water intrusion, and Fuel Tanks)
 108 _____
 109 _____
 110
- 111 10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)
 112 _____
 113 _____
 114
- 115 11. ROOF: (Rain Gutters, Leakage, Deterioration, Ice build ups and Structural Condition)
 116 Replaced through HOA in 2019
 117 _____
 118
- 119 12. WATER: (Well Production, Water Quality and Quantity, Water Rights and Abandoned Wells)
 120 _____
 121 _____
- 122 a. Private well
 123 _____
 124 _____
 125 _____
 126
- 127 b. Public or community water systems
 128 _____
 129 _____
 130
- 131 13. POOLS, OUTDOOR LIVING, ANCILLARY BUILDINGS: (Window Screens, Pool, Spa, Pool/Spa Heater, Hot Tub,
 132 Sauna, Patio/Decking, Built-In Barbecue, Gazebo, Fountains, Water features, Underground Sprinklers systems
 133 and controls, Partially landscaped or un-landscaped yard, Garage, Shop, Barn, Carport)
 134 _____
 135 _____
 136
- 137 14. NUISANCES/HAZARDOUS MATERIALS: Waste dump or disposal or landfill or gravel pit or commercial use in
 138 the vicinity of the Property, existing or proposed, which may cause smoke, smell, noise or other nuisance,
 139 annoyance or pollution, any hazardous materials or pest infestations located on the Property or in the immediate
 140 area:
 141 _____
 142 _____
 143
- 144 15. ALTERATIONS: (whether any substantial additions or alterations have been made to the Property without a
 145 required permit) _____
 146 _____
 147
- 148 16. ACCESS/OWNERSHIP: (If the Property is not on a public street note any Driveway Agreements, Private
 149 Easements and Legal Disputes Concerning Access; matters affecting legal ownership or title to the Property or
 150 the Seller's ability to transfer the Property):
 151 _____
 152 _____
 153 _____

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154 17. SOILS: Whether there are any problems with settling, soil, standing water, or drainage on the Property or in the
155 immediate area:
156 _____
157 _____
158 _____

159 18. HAZARD INSURANCE/DAMAGES/CLAIMS (past and present):

160 No claims made
161 _____
162 _____

163 19. METHAMPHETAMINE: If the Property is inhabitable real property, the Owner represents to the best of Owner's
164 knowledge that the Property has has not been used as a clandestine Methamphetamine drug lab and
165 has has not been contaminated from smoke from the use of Methamphetamine. If the Property has been
166 used as a clandestine Methamphetamine drug lab or contaminated from smoke from the use of
167 Methamphetamine, Owner agrees to execute the Montana Association of REALTORS® "Methamphetamine
168 Disclosure Notice" and provide any documents or other information that may be required under Montana law
169 concerning the use of the Property as a clandestine Methamphetamine drug lab or the contamination of the
170 Property from smoke from the use of Methamphetamine.
171

172 20. RADON: If the Property is inhabitable real property as defined in the Montana Radon Control Act, Owner
173 represents that to the best of Owner's knowledge the Property has has not been tested for radon gas
174 and/or radon progeny and the Property has has not received mitigation or treatment for the same. If the
175 Property has been tested for radon gas and/or radon progeny, attached are any test results along with any
176 evidence of mitigation or treatment.
177

178 21. LEAD-BASED PAINT: If a residential dwelling exists on the Property and was built before the year 1978, Owner
179 has has no knowledge of lead-based paint and/or lead-based paint hazards on the Property. If Owner has
180 knowledge of lead-based paint and/or lead-based paint hazards on the Property, attached are all pertinent reports
181 and records concerning that knowledge.
182

183 22. MOLD: If the Property is inhabitable real property as defined in the Montana Mold Disclosure Act, the Owner
184 represents to the best of Owner's knowledge that the Property has has not been tested for mold and that
185 the Property has has not received mitigation or treatment for mold. If the Property has been tested for
186 mold or has received mitigation or treatment for mold, attached are any documents or other information that may
187 be required under Montana law concerning such testing, treatment or mitigation.
188

189 23. OTHER TESTING OR TREATMENTS: Has the Property been tested or treated for the presence of fuel or
190 chemical storage tanks, asbestos, or contaminated soil or water:
191 _____
192 _____
193 _____

194 **If any of the following items or conditions exist relative to the Property, please check the box and provide**
195 **details below.**

- 196 1. Asbestos.
197 2. Noxious weeds.
198 3. Pests, rodents.
199 4. Destructive insects such as termites, pine beetles or carpenter ants. (If the Property has been tested or
200 treated, attach documentation.)
201 5. Common walls, fences and driveways that may have any effect on the Property. - Fire wall
202 6. Encroachments, easements, or similar matters that may affect your interest in the Property.
203 7. Room additions, structural modifications, or other alterations or repairs made without necessary permits or
204 HOA and HOA architectural committee permission.
205 8. Room additions, structural modifications, or other alterations or repairs not in compliance with building
206 codes.
207 9. Health department or other governmental licensing, compliance or issues.

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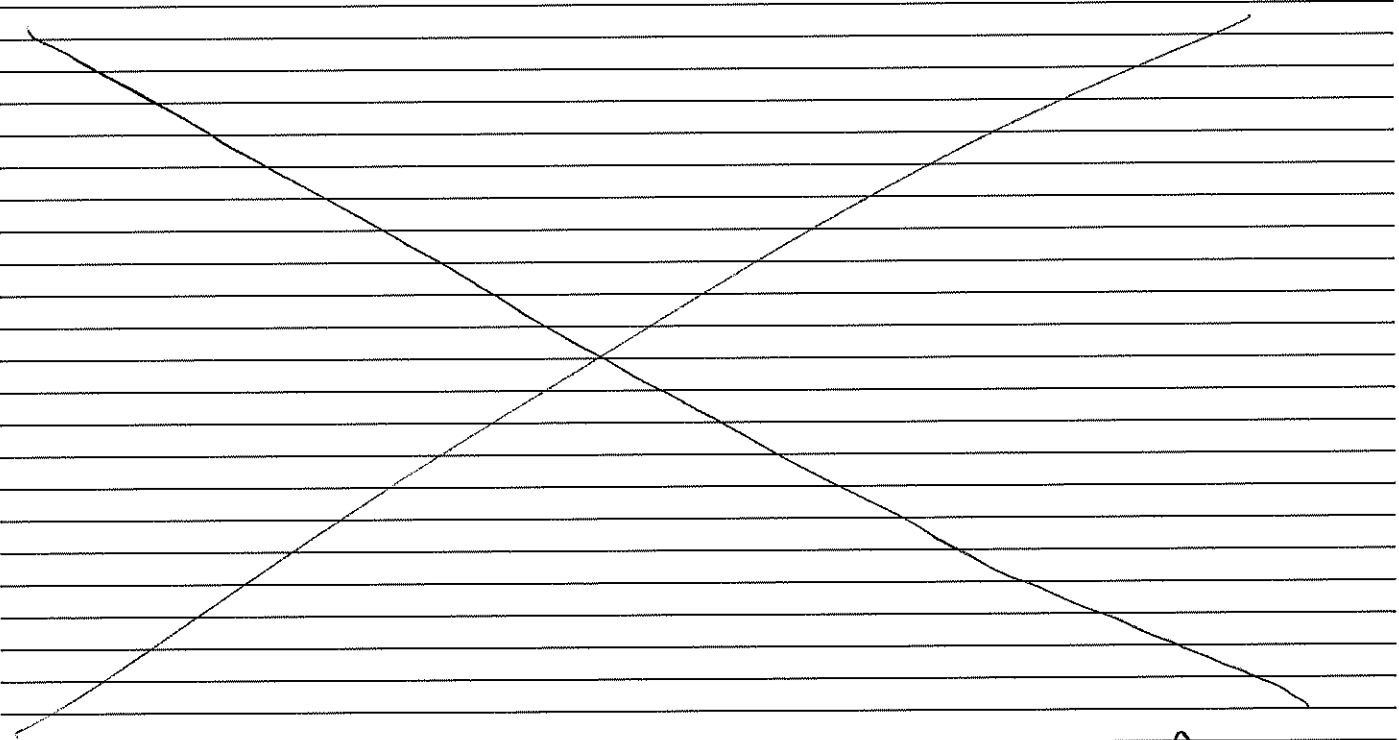
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- 208 10. Landfill (compacted or otherwise) on the Property or any portion thereof.
- 209 11. Location in the floodplain, shoreline master plan, wetland or other environmentally sensitive area or work
- 210 conducted by Seller in or around any natural bodies of water.
- 211 12. Settling, slippage, sliding or other soil problems.
- 212 13. Flooding, draining, grading problems, or French drains.
- 213 14. Major damage to the Property or any of the structures from fire, earthquakes, floods, slides, etc.
- 214 15. Waste dump or disposal or landfill or commercial use in the vicinity of the Property which causes smoke,
- 215 smell, noise or other pollution.
- 216 16. Hazardous or Environmental Waste: Underground storage tanks or sump pits.
- 217 17. Neighborhood noise problems or other nuisances.
- 218 18. Violations of deed restrictions, restrictive covenants or other such obligations.
- 219 19. Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc.
- 220 20. Zoning, Historic District or land use change planned or being considered by the city or county.
- 221 21. Street or utility improvement planned that may affect or be assessed against the Property.
- 222 22. Property Owner's Association obligations (dues, lawsuits, transfer fees, initiation fees, etc.).
- 223 23. Proposed increase in the tax assessment value or homeowner's association dues for the Property.
- 224 24. "Common area" problems.
- 225 25. Tenant problems, defaults or other tenant issues.
- 226 26. Notices of abatement or citations against the Property.
- 227 27. Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the
- 228 Property.
- 229 28. Airport affected area.
- 230 29. Pet damage
- 231 30. Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases
- 232 or reservations.
- 233 31. Other matters as set forth below including environmental issues, structural system issues, mechanical
- 234 issues, legal issues, physical issues, or others not listed above of which the Seller has actual knowledge
- 235 concerning the Property.
- 236

237 Additional details:

238 22. HOA: 210 per month

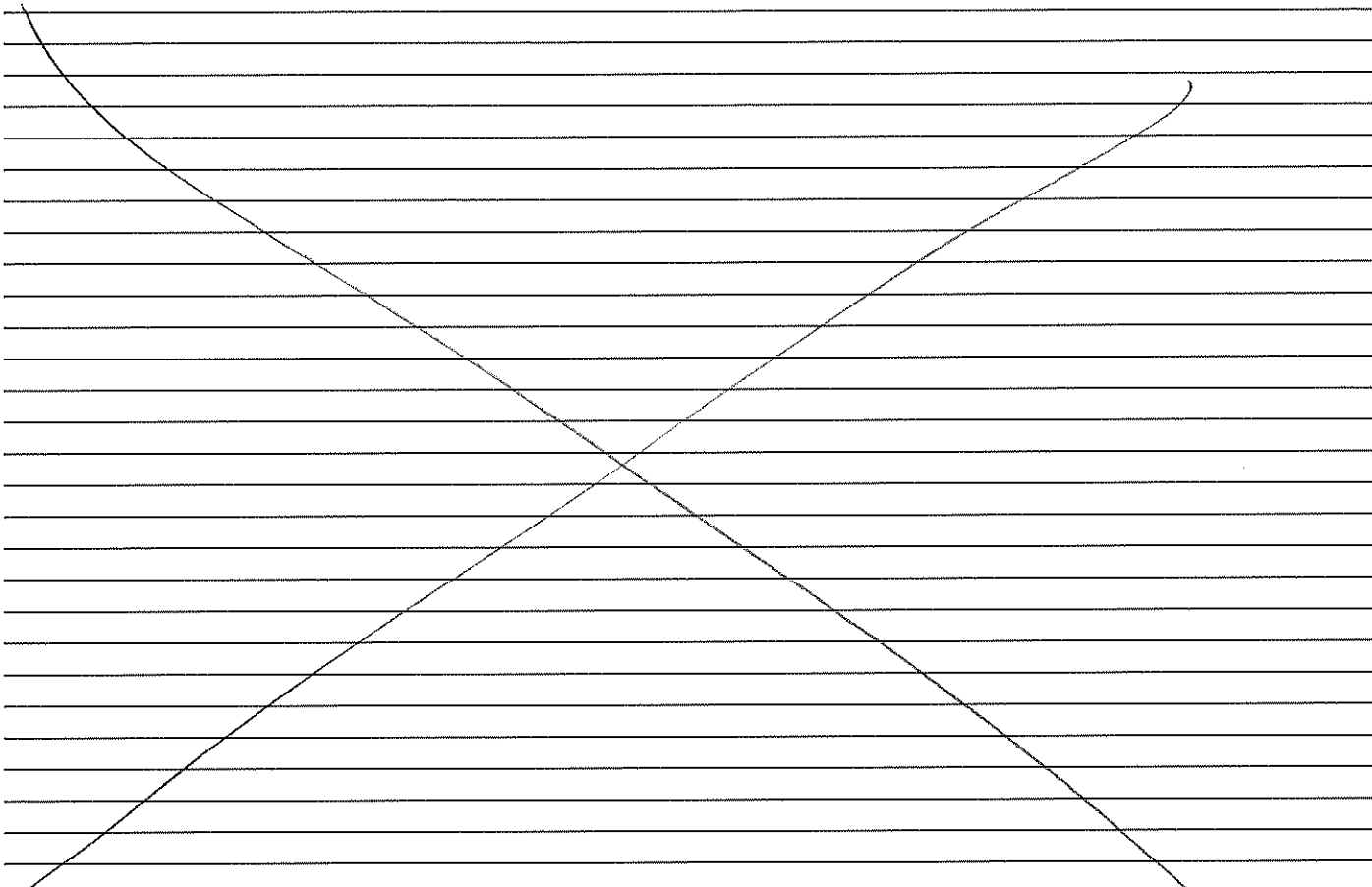


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Owner certifies that the information herein is true, correct and complete to the best of the Owner's knowledge and belief as of the date signed by Owner.

| | | | |
|-------|-------------------------|------|---------------|
| Owner | <u>Michael R Beatty</u> | Date | <u>8-5-24</u> |
| | Michael R Beatty | | |
| Owner | <u>Kim D Beatty</u> | Date | <u>8-5-24</u> |
| | Kim D Beatty | | |

Buyer's or Lessee's Initials

BUYER'S ACKNOWLEDGEMENT

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Subject Property Address: 4139 Julaura Ln, Billings, MT 59106

Buyer(s) understand that the foregoing disclosure statement sets forth any adverse material facts concerning the Property that are known to the Owner. **The disclosure statement does not provide any representations or warranties concerning the Property, nor does the fact this disclosure statement fails to note an adverse material fact concerning a particular feature, fixture or element imply that the same is free of defects.**

Buyer further understand that the Owner is not obligated to investigate the Property in preparing this Disclosure Statement and that the Owner, other than having lived at and/or owned the Property, has no greater knowledge than what could be obtained by the Buyer's careful inspection.

Buyer(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects. **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall condition of the Property in lieu of other inspections, reports or advice.**

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

| | |
|----------------------------|------|
| Buyer's/Lessee's Signature | Date |
| Buyer's/Lessee's Signature | Date |

NOTE: Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.



Home Inspection Report

Prepared exclusively for
Amber Uhren



PROPERTY INSPECTED:
4139 Julaura Lane
Billings, MT 59106

Date of Inspection: 06/11/2024

Inspection No. 45957-1-1079

INSPECTED BY:

Jacob Tuka

1108 52nd St W

Billings, MT 59106

jacob.tuka@pillartopost.com

(406) 861-9235

INSPECTOR:

Jacob Tuka

jacob.tuka@pillartopost.com

(406) 861-1324

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: 17

1.3 Inspection / Site Conditions

☉ Sunny

1.3.1 Approximate Temperature: 77

2.0 PROPERTY AND SITE

2.1 Limitations

▲ Outdoor furniture limited the inspection of the patio(s)

2.2 Landscape / Grading

☉ Bush/Hedge/Flower Bed

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 South)**

DONE
RAKED
DIRT



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 South
- Exterior West



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 to prevent further damage, moisture related damage, and trip hazards.

- Exterior East
- Exterior West





2.5 Patio(s)

- ☉ Paver Stone/Block/Brick

2.5.1 All patios on the property were inspected.

3.0 EXTERIOR

3.1 Limitations

- ▲ Foundation partially concealed.

3.2 Foundation Surface

- ☉ Concrete

3.3 Wall Surface

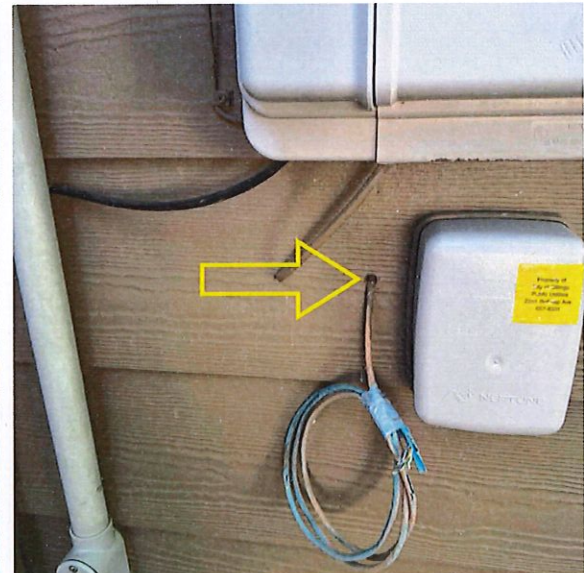
- ☉ Wood/Composite Siding/Trim

3.3.1 Exterior wall surfaces were inspected from ground level.

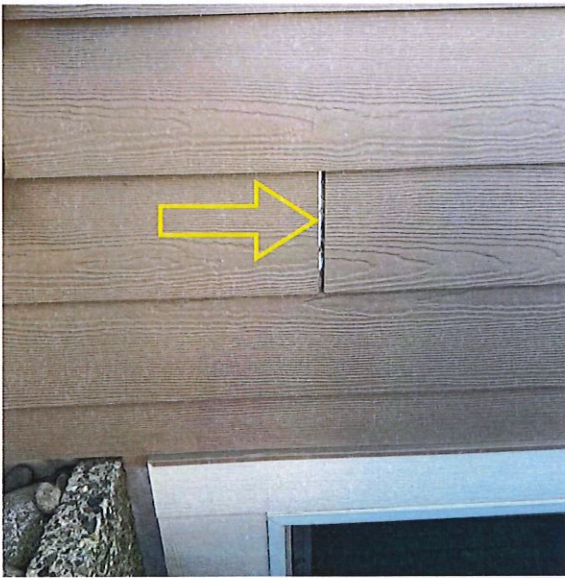
3.3.2 Remove wasp/yellowjacket nests from perimeter of home to prevent safety hazards and further nesting.

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

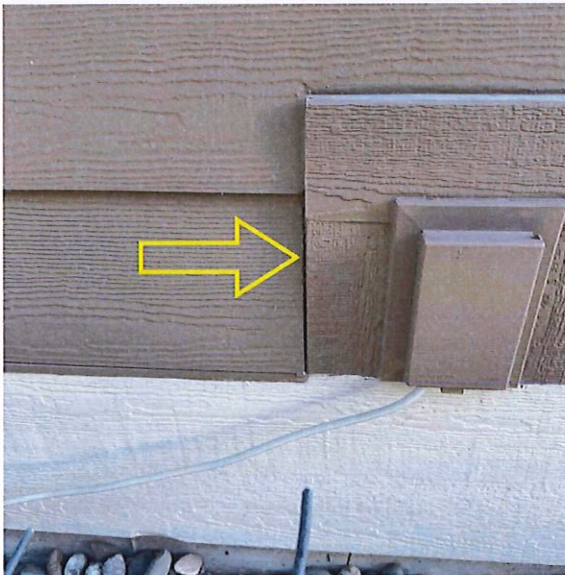
- Exterior East
- Exterior South
- Exterior West



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CAULK &
PAINT



DONE
CAULK &
PAINT



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

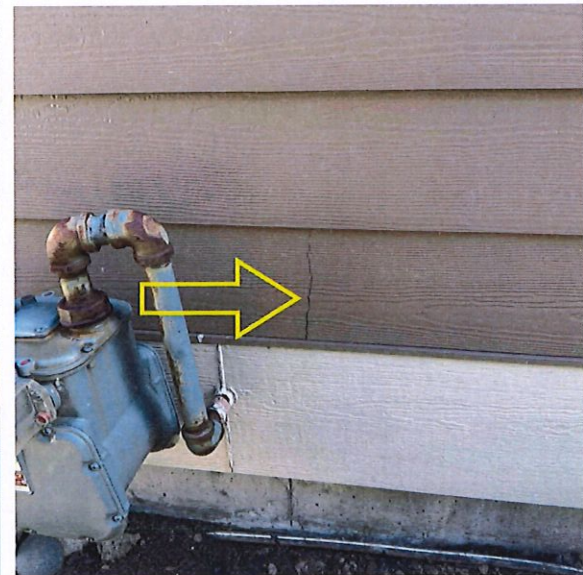
- Exterior East
- Exterior South





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

- Exterior South
- Exterior West



3.4 Eaves / Fascia / Soffit

- ⊙ Aluminum/Vinyl

3.4.1 Inspected from ground level.

3.5 Windows

- ⊙ Vinyl

3.5.1 Exterior window frames and trim inspected from ground level.

3.6 Porch(es)

- ⊙ Concrete

3.6.1 Exterior porch(es) were inspected.

3.7 Window Wells

- ⊙ Metal

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.

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
- ⊙ Tarring/Concealed
- ⊙ Valley

4.4 Roof Drainage

- ⊙ Above Ground Discharge
- ⊙ Aluminum

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 Limitations**

- △ Insulation

5.2 Attic Access

- ⊙ Ceiling Hatch
- ⊙ Inspected From Opening

5.3 Insulation

- ⊙ Fiberglass
- ⊙ Blown In
- ⊙ 14"-16"

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

6.3 Vehicle Door(s)

- ⊙ Metal

6.4 Vehicle Door Opener(s)

- ⊙ Automatic-belt drive
- ⊙ Photo Eyes Installed

6.4.1 Inspected - Operational

6.5 Floor

- ⊙ Concrete

6.6 Wall

- ⊙ Drywall/Plaster

6.7 Ceiling

- ⊙ Drywall/Plaster

7.0 STRUCTURE**7.1 Limitations**

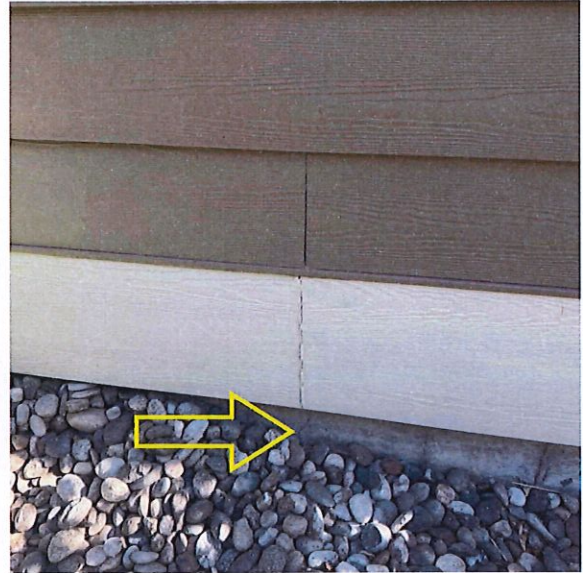
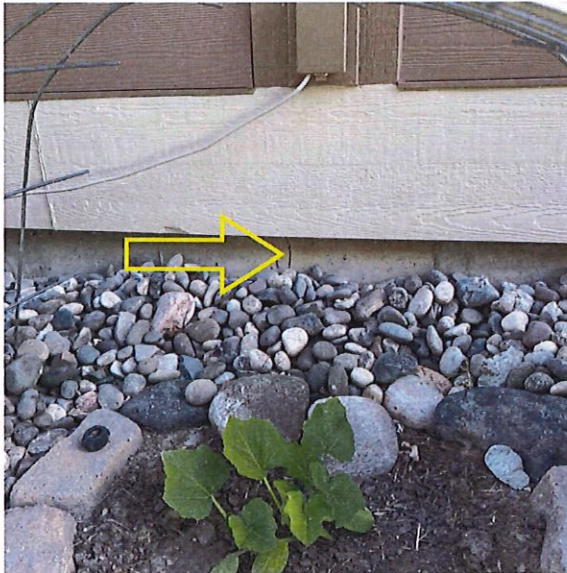
- △ Finish Materials
- △ The inspection of structural components were limited to visually accessible areas.
- △ Floor structure partially concealed.

▲ 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

7.5 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: **(Exterior South)**

**8.5 Distribution Panel(s)**

8.5.1 Inspected

8.5.2 Caution is advised. This type of disconnect panel does not have an interior cover. Consider replacing or locking to prevent safety hazards. **(Exterior South)**

**8.6 Grounding**

Concealed

8.7 Branch Circuit Wiring

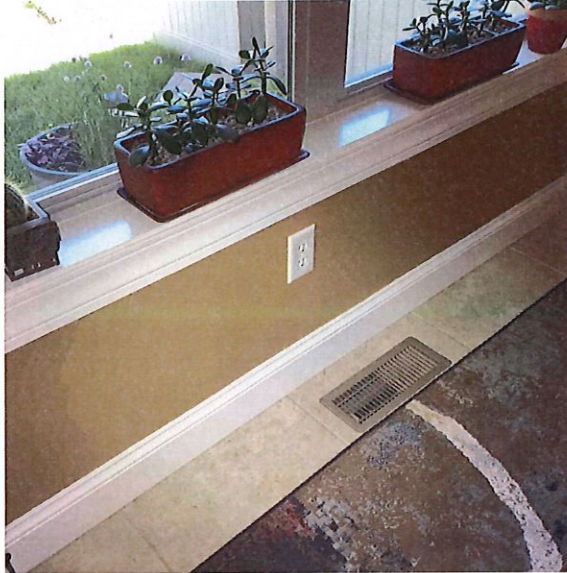
- Aluminum wire branch circuits.
- Grounded wiring

8.8 Receptacles

8.8.1 Representative Number Of Outlets Inspected

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

- 1st Floor Hall Bathroom
- Basement Bathroom
- Basement Living Room
- Dining room
- Kitchen
- Living Room



*DONE
TIGHTEN
SCREWS*

8.9 Lighting / Ceiling Fan(s)

8.9.1 Inspected

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

☉ Basement

8.14 Carbon Monoxide Alarms

☉ 1st Floor

☉ Basement

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 Thermostat(s)

☉ Programmable

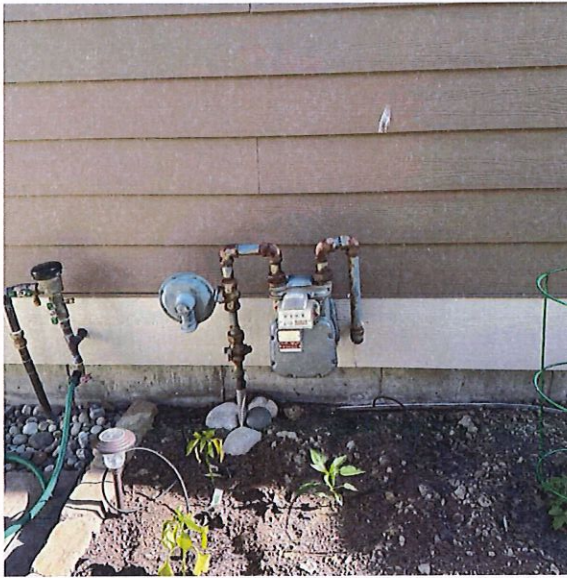
9.2 Energy Source(s)

☉ Natural Gas

9.3 Meter

☉ Natural Gas

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



9.4 AC / Heat Pump System(s)

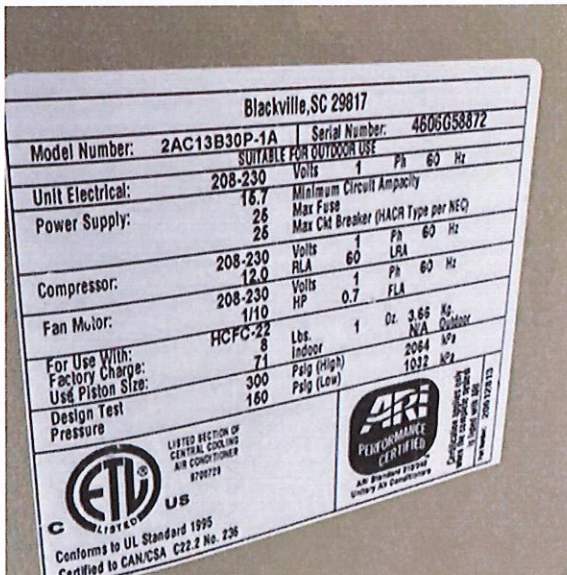
☉ Air Conditioning System

9.4.1 Inspected

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

9.4.3 Age: 18

Data Plate: **(Exterior South)**



9.5 Forced Air Furnace(s)

☉ Gas Shut Off Beside Unit

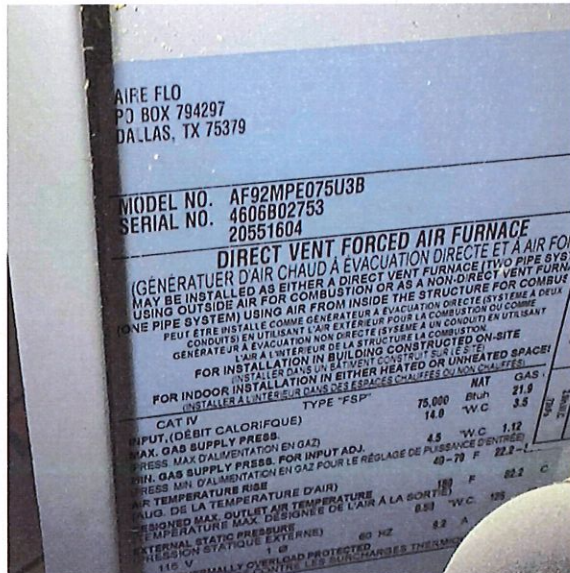
☉ High Efficiency

9.5.1 Inspected

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

9.5.3 Age: 17

Data Plate: (Utility Area)



9.5.4 Clean and service furnace 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

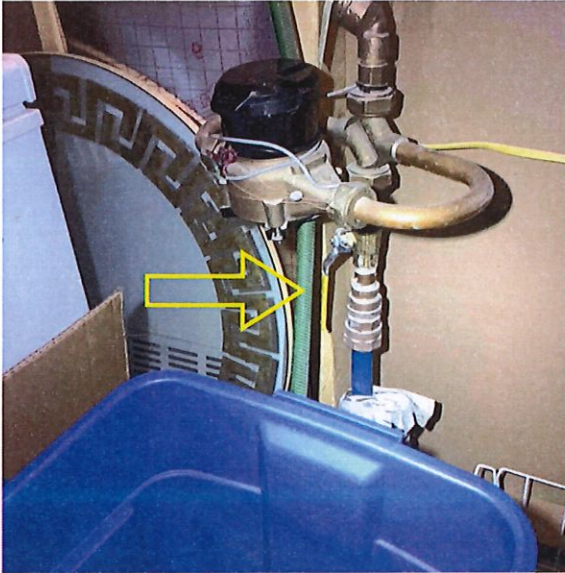
10.0 PLUMBING SYSTEM**10.1 Water Main**

☉ Water main is copper pipe.

☉ Water main is plastic pipe.

10.1.1 Inspected the visible portion of the house water main.

10.1.2 Location: (Utility Area)



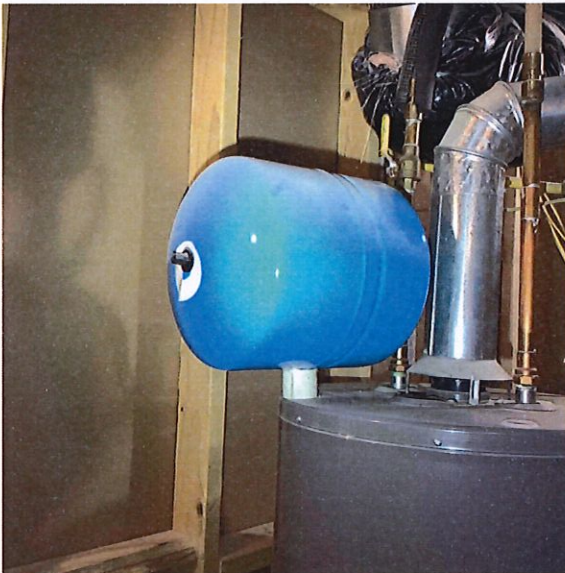
10.2 Distribution Piping

- ⊙ Interior water supply pipes are copper.
- ⊙ 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.

10.2.3 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.

10.4 Water Heating Equipment

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

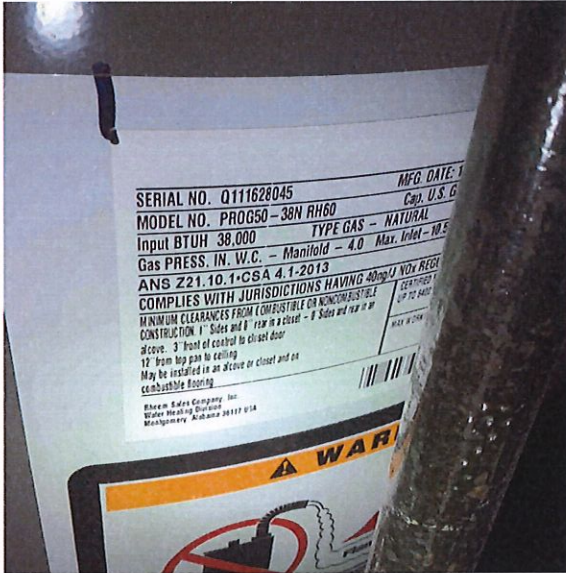
10.4.1 Water heater tested during inspection. Unit tested at 0 PPM of CO at time of inspection.

10.4.2 The domestic hot water system was inspected and operated.

10.4.3 Typical life expectancy.

10.4.4 Age: 8

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

10.8 Sink(s)

10.8.1 Inspected

10.9 Toilet(s)

10.9.1 Inspected

10.9.2 Secure bathroom stool to reduce secondary water damages. (Basement Bathroom)



DONE
TIGHTED
BOLT

10.10 Tub(s) / Shower(s)

⊙ Fiberglass

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

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

- 1st Floor Hall Bathroom
- Basement Bathroom
- Master Bathroom





DONE
CAULK

10.11 Floor drain

10.11.1 Drain Appeared Functional During Test

11.0 INTERIOR

11.1 Floors

⊙ Worn

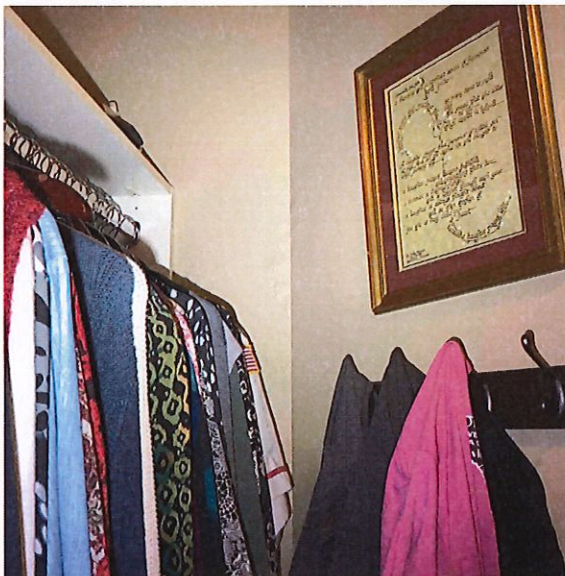
11.2 Walls / Ceilings

⊙ Drywall/Plaster

⊙ Minor Cracking - Typical

⊙ Patched - Typical

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



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 door striker plate to latch securely. **(Master Bathroom)**11.4.5 Adjust doors to reduce binding. **(Utility Area)****11.5 Entrance Door(s)**

☉ Deadbolt

☉ Hinged

11.5.1 Weather Stripping Worn/Missing

11.6 Stairs / Railings / Guardrails

☉ Carpet

☉ Wood/Metal Railing

11.6.1 Caution is advised. Railing poses potential safety hazards due to design. Spindle span in greater than 4". **(Garage)**

11.7 Countertops / Cabinets

☉ Laminate

☉ Stone/Natural

11.7.1 Minor Damage/Scratches/Worn

11.7.2 Unsecured

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
- Master Bathroom



11.7.5 Secure countertop to cabinets to promote stability and prevent further damages. (Basement Bathroom)



11.8 Heating / Cooling Sources

☉ Air Register

12.0 APPLIANCES

12.1 Appliance General Comments

12.1.1 Inspected

12.1.2 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.

12.2 Clothes Dryer

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

MOLD DISCLOSURE



The use of this form is for REALTOR® members only (members of the Montana Association of REALTORS®) and cannot be used by any other party for any purpose. Use of these forms by other parties may result in legal action by the Montana Association of REALTORS®.

1 Date: August 5, 2024

3 Property Address: 4139 Julaura Ln, Billings, MT 59106

5 MOLD DISCLOSURE: There are many types of mold. Inhabitable properties are not, and cannot be, constructed to exclude mold. Moisture is one of the most significant factors contributing to mold growth. Information about controlling mold growth may be available from your county extension agent or health department. Certain strains of mold may cause damage to property and may adversely affect the health of susceptible persons, including allergic reactions that may include skin, eye, nose, and throat irritation. Certain strains of mold may cause infections, particularly in individuals with suppressed immune systems. Some experts contend that certain strains of mold may cause serious and even life-threatening diseases. However, experts do not agree about the nature and extent of the health problems caused by mold or about the level of mold exposure that may cause health problems. The Centers for Disease Control and Prevention is studying the link between mold and serious health conditions. The seller, landlord, seller's agent, buyer's agent, or property manager cannot and does not represent or warrant the absence of mold. It is the buyer's or tenant's obligation to determine whether a mold problem is present. To do so, the buyer or tenant should hire a qualified inspector and make any contract to purchase, rent, or lease contingent upon the results of that inspection. A seller, landlord, seller's agent, buyer's agent, or property manager who provides this mold disclosure statement, provides for the disclosure of any prior testing and any subsequent mitigation or treatment for mold, and discloses any knowledge of mold is not liable in any action based on the presence of or propensity for mold in a building that is subject to any contract to purchase, rent, or lease.

21 The undersigned, Seller, Landlord, Seller's Agent and/or Property Manager disclose that they have knowledge that the building or buildings on the property have mold present in them. This disclosure is made in recognition that all inhabitable properties contain mold, as defined by the Montana Mold Disclosure Act (any mold, fungus, mildew or spores). The undersigned are not representing that a significant mold problem exists or does not exist on the property, as such a determination may only be made by a qualified inspector.

27 If Seller/Landlord knows a building located on the property has been tested for mold, Seller/Landlord has previously provided or with this Disclosure provides the Buyer/Tenant a copy of the results of that test (if available) and evidence of any subsequent mitigation or treatment.

| | | | |
|----------------------------|------------|---------------------------------|------------|
| 31 <u>Michael R Beatty</u> | 08/05/2024 | <u>Amber Uhren</u> | 08/05/2024 |
| 32 Seller/Landlord | Date | Seller's Agent/Property Manager | Date |
| 33 Michael R Beatty | | Amber Uhren | |
| 34 <u>Kim D. Beatty</u> | 08/05/2024 | | |
| 35 Seller/Landlord | Date | Seller's Agent/Property Manager | Date |
| 36 Kim D Beatty | | | |

37 ACKNOWLEDGMENT: The undersigned Buyer/Tenant, Buyer's Agent or Statutory Broker acknowledges receipt of this Disclosure, the test results (if available) and evidence of subsequent mitigation or treatment. The undersigned Buyer/Tenant agrees that it is their responsibility to hire a qualified inspector to determine if a significant mold problem exists or does not exist on the property. They further acknowledge that the Seller, Landlord, Seller's Agent, Buyer's Agent, Statutory Broker and/or Property Manager, who have provided this Disclosure, are not liable for any action based on the presence of or propensity for mold in the property.

| | | | |
|--------------|-------|--------------------------------|-------|
| 45 _____ | _____ | _____ | _____ |
| Buyer/Tenant | Date | Buyer's Agent/Statutory Broker | Date |
| 46 | | | |
| 47 | | | |
| 48 _____ | _____ | _____ | _____ |
| Buyer/Tenant | Date | Buyer's Agent/Statutory Broker | Date |

NOTE: Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.