



## Home Inspection Report

Prepared exclusively for  
**Amber Uhren**



PROPERTY INSPECTED:  
**311 Stonegate Circle**  
**Billings, MT 59102**

Date of Inspection: 10/10/2024

Inspection No. 45957-1-1167

**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: 15

### 1.3 Inspection / Site Conditions

☉ Cloudy

1.3.1 Approximate Temperature: 58

## 2.0 PROPERTY AND SITE

### 2.1 Limitations

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

△ Storage limited the inspection of the patio(s).

### 2.2 Landscape / Grading

☉ Bush/Hedge/Flower Bed

☉ Slopes To Structure

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

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



2.2.3 Consult seller as to drainage repair and obtain receipts/work orders for warranty purposes. **(Exterior South)**



**2.3 Walkway(s)**

Concrete

2.3.1 All walkways on the property were inspected.

**2.4 Driveway(s)**

Concrete

2.4.1 Driveway(s) were inspected.

2.4.2 Repair uneven driveway to prevent further damage, moisture related damage, and trip hazards. **(Exterior North)**



**2.5 Patio(s)**

Concrete

2.5.1 All patios on the property were inspected.

2.5.2 Seal crack in concrete patio to prevent further damage.



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



### 3.0 EXTERIOR

#### 3.1 Limitations

- △ Covered
- △ 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 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





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

- Exterior North
- Exterior South



### 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

## 4.0 ROOFING SYSTEM

### 4.1 Roofing Inspection Method

- ☑ Walked on roof surface.

**4.2 Sloped Surface(s)**

- ☑ Asphalt shingles

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





#### 4.3 Flashings

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

#### 4.4 Roof Drainage

- Above Ground Discharge
- Aluminum

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
- ⊙ 12"-14"

### 5.4 Ventilation

- ⊙ Roof/Ridge
- ⊙ Soffit/Baffles

### 5.5 Exhaust Duct

- ⊙ Concealed

6.3.1 Ensure exhaust fans vent to the exterior to prevent moisture/condensation related damages.

### 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

6.3.1 Lubricate track/rollers to reduce binding/wear.

### 6.4 Vehicle Door Opener(s)

- ⊙ Automatic-Screw Drive
- ⊙ Photo Eyes Installed

6.4.1 Inspected - Operational

### 6.5 Floor

- ⊙ Concrete

### 6.6 Wall

- ⊙ Drywall/Plaster

## 6.7 Ceiling

- ☑ Drywall/Plaster

6.7.1 Seal all gaps, holes/ penetrations/entries in firewall to promote fire/gas barrier. **(Garage)**



## 7.0 STRUCTURE

### 7.1 Limitations

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

### 7.2 Foundation

- ☑ Concrete

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



### 7.3 Support - Post / Beam / Column

- ☑ 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)**

- ⊙ Electrical panel located in garage

8.5.1 Inspected

**8.6 Grounding**

- ⊙ Concealed

**8.7 Branch Circuit Wiring**

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

**8.8 Receptacles**

8.8.1 Representative Number Of Outlets Inspected

8.8.2 Reversed-polarity receptacles should be repaired to prevent electric shock injuries. **(Kitchen)**



**8.9 Lighting / Ceiling Fan(s)**

8.9.1 Inspected

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

- Exterior North
- Laundry area



**8.10 Exhaust Fan(s)**

8.10.1 Inspected

**8.11 GFCI Devices**

- Outlets

8.11.1 Inspected

**8.12 AFCI Devices**

- Breakers

**8.13 Smoke Alarms**

- 1st Floor
- Basement

8.13.1 Install new and additional smoke detectors to promote safety.



**8.14 Carbon Monoxide Alarms**

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

**9.0 HEATING/COOLING/VENTILATION SYSTEM(S)**

**9.1 Thermostat(s)**

Standard

**9.2 Energy Source(s)**

Natural Gas

**9.3 Meter**

Natural Gas

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



**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: 15

Data Plate: **(Exterior East)**



**9.5 Forced Air Furnace(s)**

- Gas Shut Off Beside Unit
- High Efficiency

9.5.1 Inspected

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

9.5.3 Age: 15

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**

- Metal Flue

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.

### 10.3 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 Exceeded typical life expectancy. Budget to replace.

10.4.3 The domestic hot water system was inspected and operated.





10.10.3 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



#### 10.11 Floor drain

10.11.1 Drain Appeared Functional During Test

#### 10.12 Sewage Pump

- ⊙ Check Valve
- ⊙ Sealed

10.12.1 Operational

### 11.0 INTERIOR

#### 11.1 Floors

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

#### 11.2 Walls / Ceilings

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

11.2.1 Staining

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



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



### 11.3 Windows

- Fixed Pane
- Thermal Pane

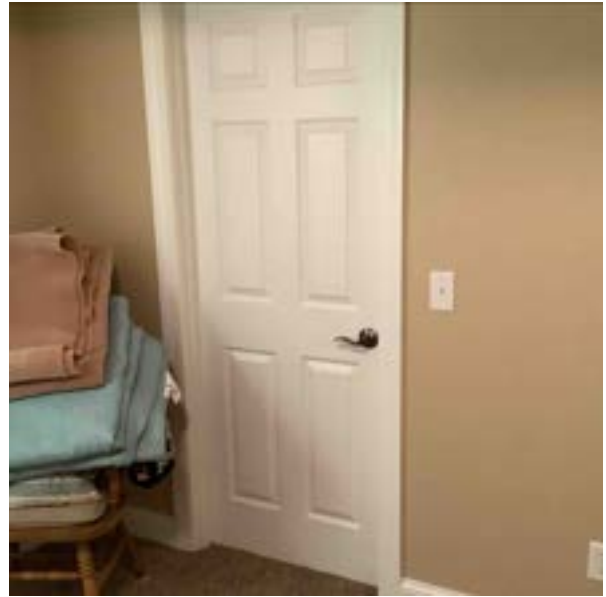
11.3.1 Representative Number Inspected/Tested

### 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 to reduce binding and latch securely.

- Basement Northeast Room
- Laundry area
- Utility Area



#### 11.5 Entrance Door(s)

- ☑ Deadbolt
- ☑ Hinged

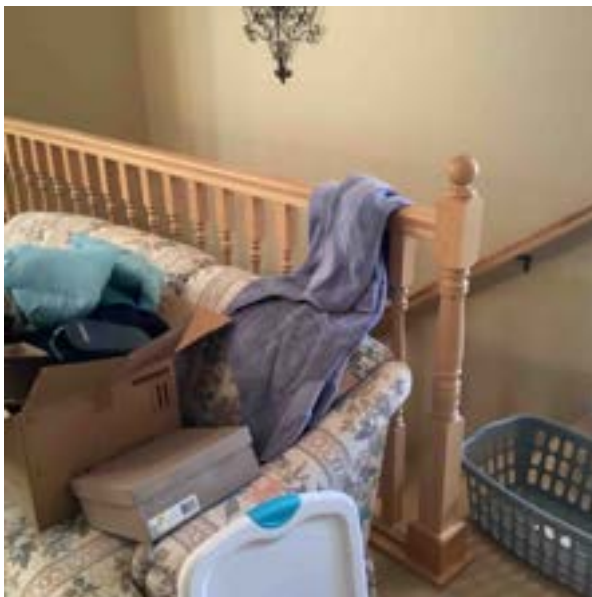
11.5.1 Weather Stripping Worn/Missing

#### 11.6 Stairs / Railings / Guardrails

- ☑ Carpet
- ☑ Wood/Metal Railing

11.6.1 Worn

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



#### 11.7 Countertops / Cabinets

- ☑ Laminate

11.7.1 Minor Damage/Scratches/Worn

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

**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.