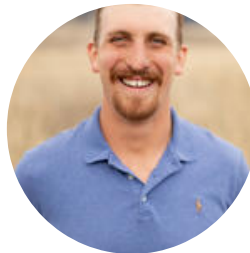


HOLLOWTOP INSPECTION REPORT

25 Sunlight Cir
Billings, MT 59101

Janae Ruiz
07/03/2025



Inspector

Benjamin Hepner

InterNACHI Member, CCPIA Member, BAR Affiliate
Member, AHIT

4068909914

ben@hollowtopinspection.com

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SUMMARY



MAINTENANCE ITEM OR
INFORMATIONAL



DEFECT OR
RECOMMENDATION



SAFETY HAZARD OR
SERIOUS DEFECT

- ⊖ 2.1.1 Roof - Coverings: Hail Damage
- ⊖ 2.1.2 Roof - Coverings: Tree Overhanging Roof
- ⊖ 2.3.1 Roof - Flashings: No Kickout Flashing
- ⊖ 2.4.1 Roof - Roof Drainage Systems: Hail Damage
- 🔧 2.4.2 Roof - Roof Drainage Systems: Debris
- ⊖ 2.4.3 Roof - Roof Drainage Systems: Gutter not Draining
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Paint Discoloration or Peeling
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Caulking Cracking Or Missing
- ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Exterior Vent Damage
- 🔧 3.2.1 Exterior - Eaves, Soffits & Fascia: Wasps Or Birds Nest
- ⊖ 3.3.1 Exterior - GFCI & AFCI: Cover Missing or Damaged
- ⊖ 3.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking
- ⊖ 3.4.2 Exterior - Walkways, Patios & Driveways: Walkway Cracking
- ⊖ 3.4.3 Exterior - Walkways, Patios & Driveways: Concrete Spalling- Minor
- ⊖ 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Wood Rot Or Decay
- ⊖ 3.5.2 Exterior - Decks, Balconies, Porches & Steps: Improper Fasteners
- ⊖ 3.5.3 Exterior - Decks, Balconies, Porches & Steps: Deck - Unstable Support
- ⊖ 3.5.4 Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⊖ 3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vines Grown into Sidding or Roof
- ⊖ 3.7.1 Exterior - Exterior Doors: Failed Seal
- ⊖ 3.7.2 Exterior - Exterior Doors: Weather Striping
- ⊖ 3.7.3 Exterior - Exterior Doors: Door Doesn't Lock
- ⊖ 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks
- ⊖ 5.1.1 Heating - Equipment: Corrosion
- 🔧 5.1.2 Heating - Equipment: Filter Dirty
- ⊖ 5.1.3 Heating - Equipment: Passed Average Lifespan

- ⊖ 6.1.1 Cooling - Cooling Equipment: Nearing Average Lifespan
- ⊖ 7.4.1 Plumbing - Fixtures, Sinks, Tubs and Showers: Inadequate Water Flow at Fixture
- ⊖ 7.5.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Corrosion Shut Off Valve
- ⊖ 7.6.1 Plumbing - Drain, Waste, & Vent Systems: Leaking Pipe
- ⊖ 7.6.2 Plumbing - Drain, Waste, & Vent Systems: Moisture Damage
- ⊖ 7.6.3 Plumbing - Drain, Waste, & Vent Systems: Over Flow Clogged
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
- ⊖ 9.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Flue Clearance
- ⊖ 9.4.2 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Exhaust Fan Termination Location
- ⊖ 10.2.1 Doors, Windows & Interior - Windows: Failed Seal
- 🔧 10.2.2 Doors, Windows & Interior - Windows: Damaged Screen
- ⊖ 10.2.3 Doors, Windows & Interior - Windows: Caulking Deteriorating
- ⊖ 10.2.4 Doors, Windows & Interior - Windows: No Egress Window Cover
- 🔧 10.3.1 Doors, Windows & Interior - Floors: Carpet Stains
- ⊖ 10.3.2 Doors, Windows & Interior - Floors: Carpet Ripples
- ⊖ 10.4.1 Doors, Windows & Interior - Walls: Corner Cracks
- ⊖ 10.4.2 Doors, Windows & Interior - Walls: Moisture Damage
- ⊖ 10.5.1 Doors, Windows & Interior - Ceilings: Cracking
- ⊖ 10.5.2 Doors, Windows & Interior - Ceilings: IR Anomaly
- ⊖ 10.6.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Old Detectors, New Detectors Recommended
- ⊖ 11.1.1 Built-in Appliances - Dishwasher: Air Gap Tapped
- ⊖ 11.3.1 Built-in Appliances - Range/Oven/Cooktop: Exhaust Fan Light
- ⊖ 12.4.1 Garage - Walls & Firewalls: Cracking
- ⊖ 12.5.1 Garage - Garage Door: Weather Stripping Damage
- ⊖ 12.5.2 Garage - Garage Door: Sensors To High
- ⊖ 12.5.3 Garage - Garage Door: Hail Hits
- 🔧 12.6.1 Garage - Garage Door Opener: No Vehicle Remote Available
- ⚠️ 12.7.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing

1: INSPECTION DETAILS

Information

In Attendance

None



Occupancy

Furnished

Temperature (approximate)

67 Fahrenheit (F)



Main Entrance Door Direction

North

Weather Conditions

Clear

Limitations

General

PERSONAL ITEMS

Personal items were obstructing view or access in one or more areas, which limited the inspection of certain components. Recommend further evaluation once items are removed.

2: ROOF

Information

Inspection Method

Ladder, Roof

Coverings: Material

Asphalt

Flashings: Material

Metal

**Roof Drainage Systems: Gutter****Material**

Aluminum

Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Skylights, Chimneys & Other Roof Penetrations: Chimney and roof vents

Present

Chimney and roof vents were visibly inspected.





Deficiencies

2.1.1 Coverings

HAIL DAMAGE

 Defect Or Recommendation

There was evidence of hail damage on the roof recommend roofing professional check for severity and functional damage.

Recommendation

Contact a qualified roofing professional.



North



North



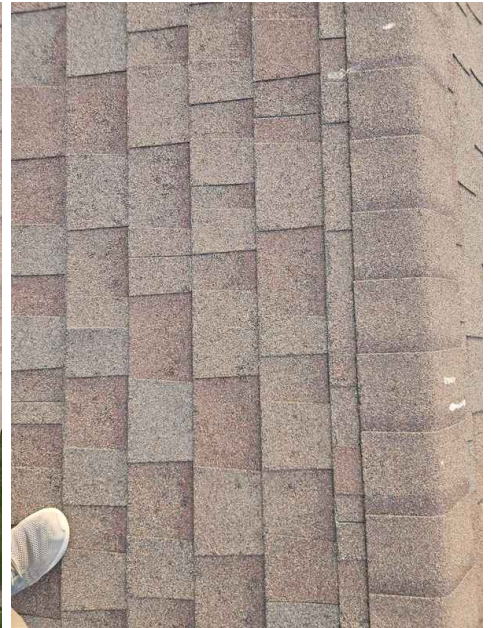
North



North



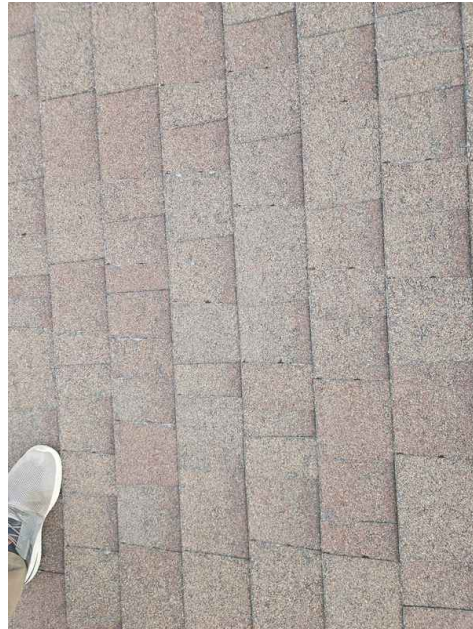
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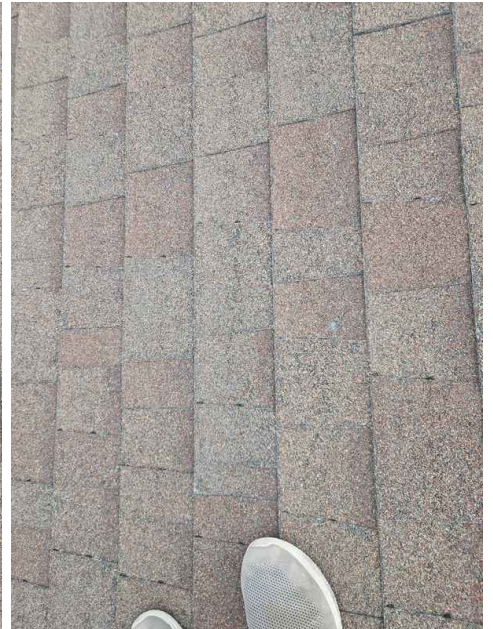
North



Garage West



Garage West



Garage West



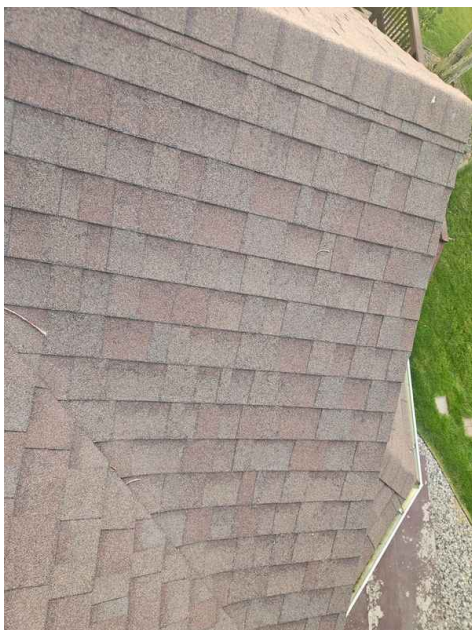
Garage East



Garage East



East



Southwest



South

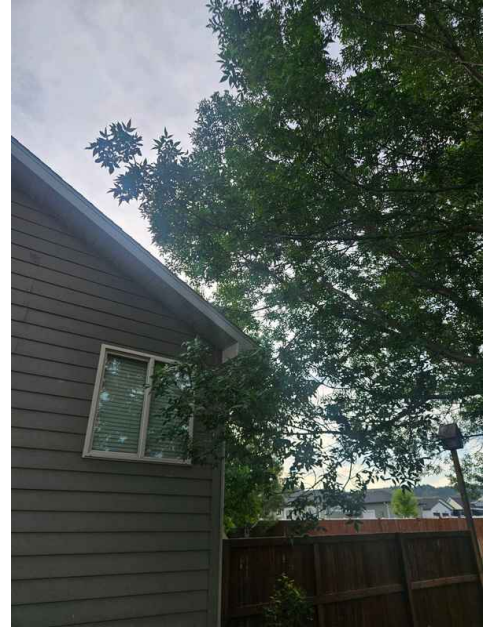
2.1.2 Coverings

 Defect Or Recommendation**TREE OVERHANGING ROOF**

One or more trees were observed overhanging or in contact with the roof. This condition can lead to roof damage, debris accumulation, and provide a pathway for pests. Recommend a qualified tree service trim back branches to provide adequate clearance from the roof.

Recommendation

Contact a qualified professional.



Southwest

2.3.1 Flashings

 Defect Or Recommendation**NO KICKOUT FLASHING**

In one or more areas kickout flashing is missing. This can lead to water intrusion and damage. Recommend a qualified roofing contractor evaluate.

Recommendation

Contact a qualified roofing professional.



Garage North

2.4.1 Roof Drainage Systems

 Defect Or Recommendation**HAIL DAMAGE**

In one or more areas the gutters or downspouts have visible hail damage. Recommend inquiring with sellers on any hail claims made and a roofing professional evaluate for any further damage.

Recommendation

Contact a qualified roofing professional.



Garage



Garage

2.4.2 Roof Drainage Systems



Maintenance Item Or Informational

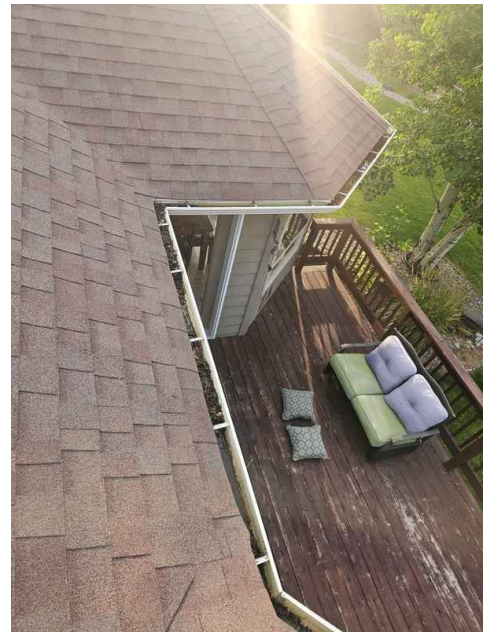
DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



South

2.4.3 Roof Drainage Systems



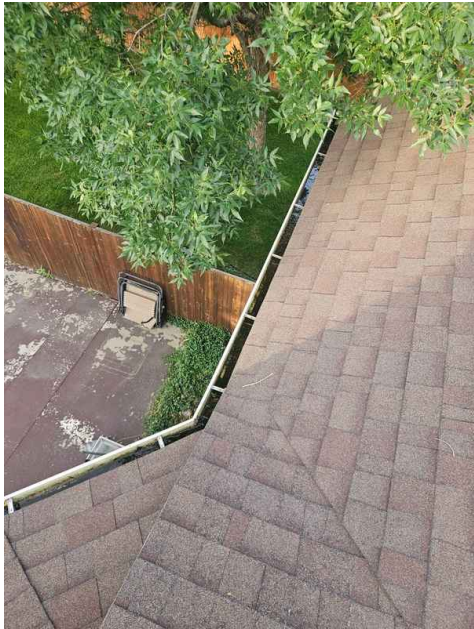
Defect Or Recommendation

GUTTER NOT DRAINING

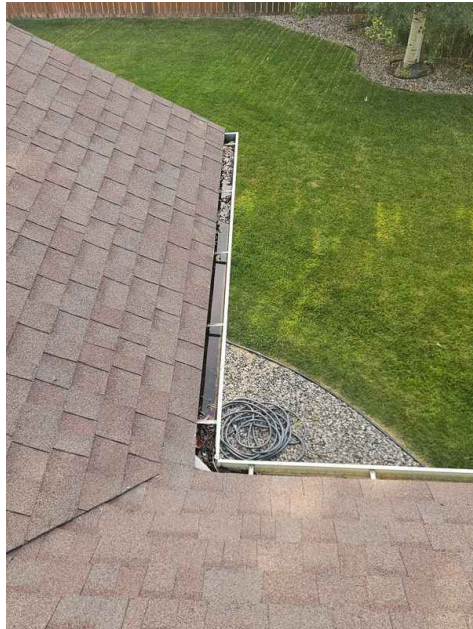
One or more gutters is not properly draining. This is could be caused by debris build up or the gutter being improperly sloped. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.



Southwest



Southeast

3: EXTERIOR

Information

**Siding, Flashing & Trim: Siding
Material**

Hardie Plank

**Walkways, Patios & Driveways:
Driveway, Patio, Walkway
Material**

Concrete

**Decks, Balconies, Porches &
Steps: Appurtenance**

Deck



**Decks, Balconies, Porches &
Steps: Material**

Wood

Inspection Method

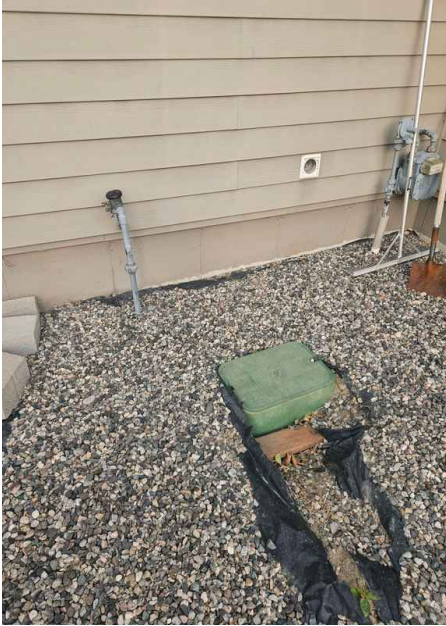
Visual



Vegetation, Grading, Drainage & Retaining Walls: Sprinkler System

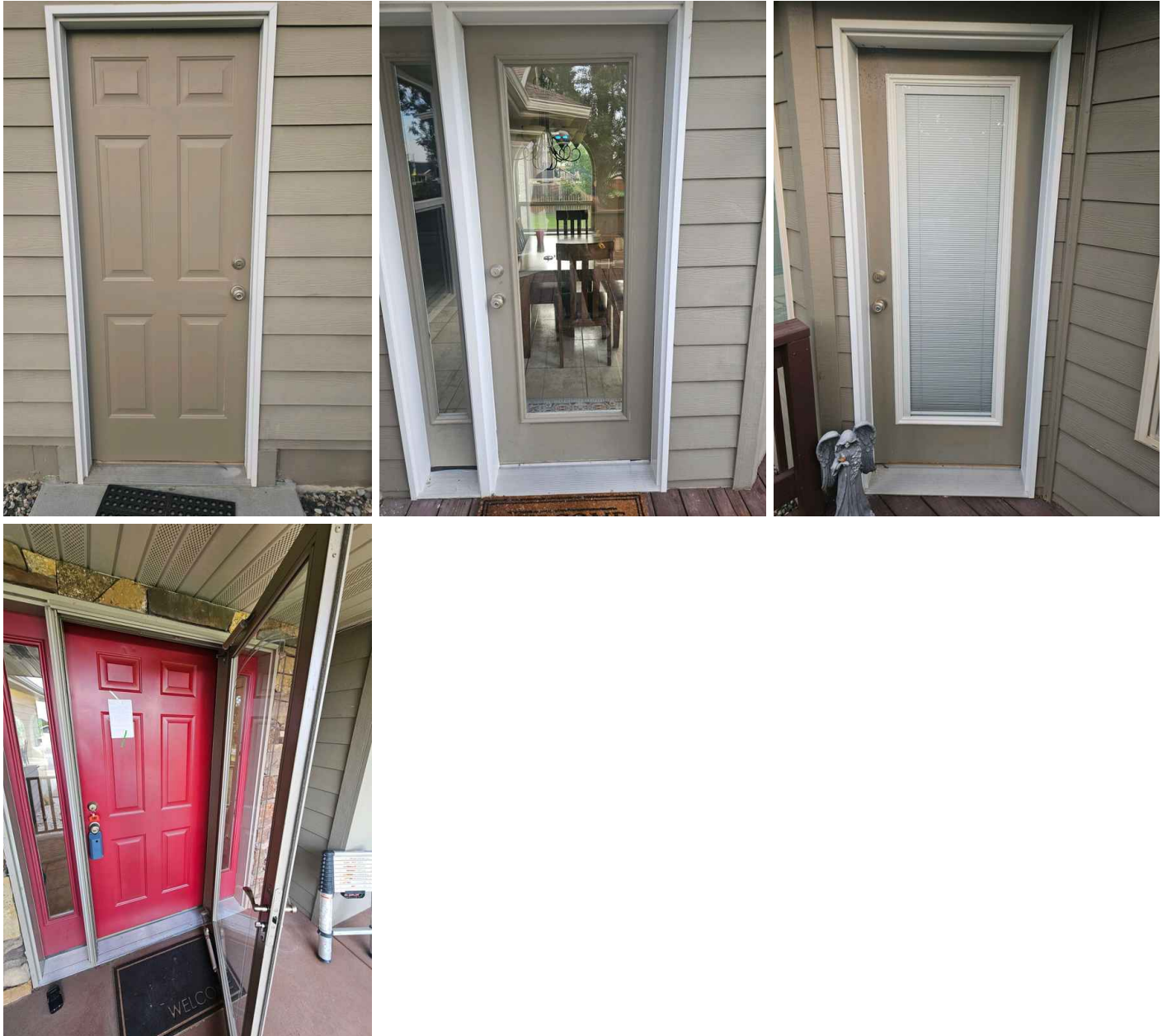
Present

There was a sprinkler system installed this item is not in the scope of inspection. Recommend a qualified professional evaluate.



Exterior Doors: Exterior Entry Door

Steel, Glass

**Deficiencies**

3.1.1 Siding, Flashing & Trim

PAINT DISCOLORATION OR PEELING

In one or more places there was visible paint discoloration and/or peeling. Recommend a qualified painter evaluate and repair.

Recommendation

Contact a qualified painting contractor.





Garage



Garage



Garage

3.1.2 Siding, Flashing & Trim

CAULKING CRACKING OR MISSING

Defect Or Recommendation

At one or more areas of the exterior there was visible caulking cracking or missing. Recommend a qualified professional evaluate and reapply.

Recommendation

Contact a qualified professional.



West



West

3.1.3 Siding, Flashing & Trim

EXTERIOR VENT DAMAGE

Defect Or Recommendation

One or more exterior vent has damage. Recommend a qualified professional repair or replace as needed.

Recommendation

Contact a qualified professional.



East


3.2.1 Eaves, Soffits & Fascia

WASPS OR BIRDS NEST

A wasp or bird nest was observed on the exterior of the home. Nests can pose a safety hazard and may lead to damage or pest intrusion. Recommend removal by a qualified professional and sealing of any openings to prevent future nesting.

Recommendation

Contact a qualified pest control specialist.

 Maintenance Item Or Informational



East



South

3.3.1 GFCI & AFCI

COVER MISSING OR DAMAGED

 Defect Or Recommendation

On one or more of the exterior outlets there was a missing or damaged cover. Recommend that is be repaired or replaced.

Recommendation

Contact a qualified professional.



North



South

3.4.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING

 Defect Or Recommendation

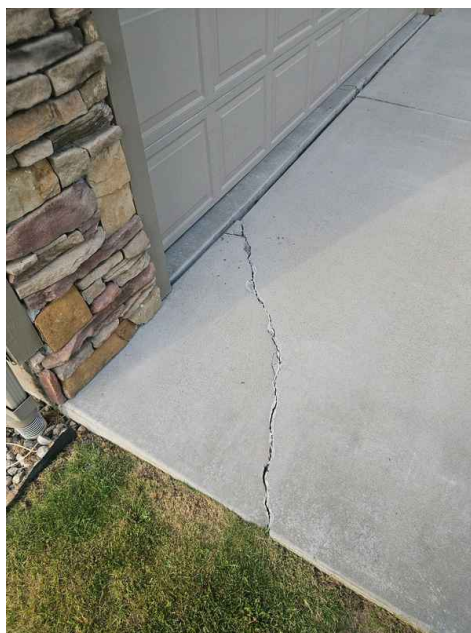
Cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



North



Garage Northeast

3.4.2 Walkways, Patios & Driveways

 Defect Or Recommendation
WALKWAY CRACKING

Cracks observed on the walkway. Recommend concrete contractor evaluate and patch and seal as needed.



South

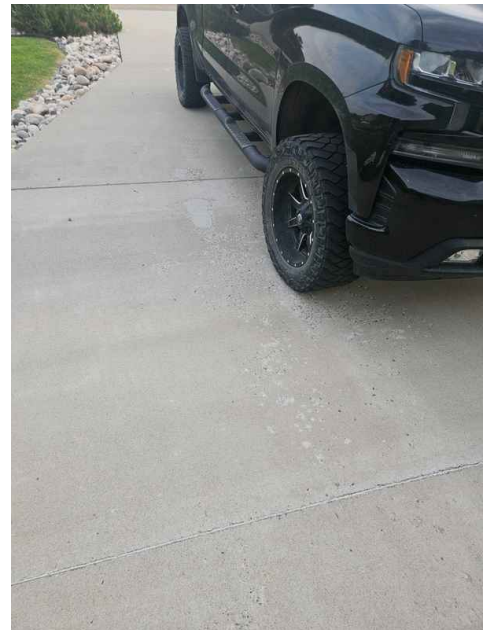
3.4.3 Walkways, Patios & Driveways

 Defect Or Recommendation
CONCRETE SPALLING- MINOR

Concrete has minor wear and spalling, watch for worsening condition, and cause of issue. Most likely weather or water wearing away the concrete.

Recommendation

Contact a qualified concrete contractor.



North

3.5.1 Decks, Balconies, Porches & Steps

 Defect Or Recommendation
WOOD ROT OR DECAY

One or more areas of the homes deck had visible wood rot or decay. Recommend a qualified professional evaluate and repair.

Recommendation

Contact a qualified professional.



South



South



South



South

3.5.2 Decks, Balconies, Porches & Steps

 Defect Or Recommendation

IMPROPER FASTENERS

One or more of the deck joist hangers or brackets was installed with improper fasteners. These fasteners should be shear rated hanger nails or screws. Recommend a qualified professional evaluate and correct.



South

3.5.3 Decks, Balconies, Porches & Steps

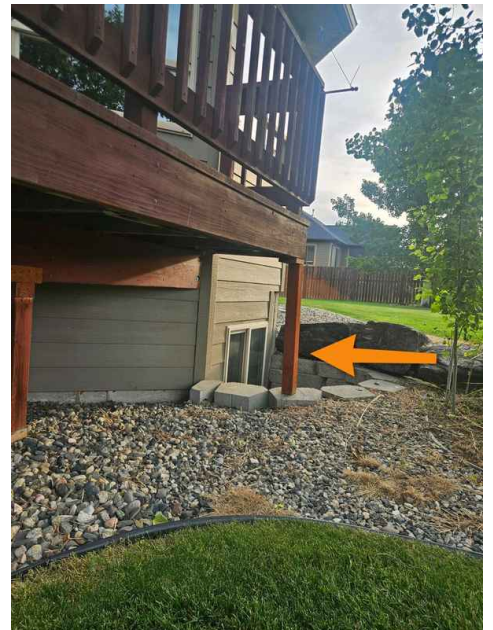
 Defect Or Recommendation

DECK - UNSTABLE SUPPORT

One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.

Recommendation

Contact a qualified deck contractor.



South

3.5.4 Decks, Balconies, Porches & Steps

 Defect Or Recommendation

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.



South

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Defect Or Recommendation

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified grading contractor.



Southwest

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

 Defect Or Recommendation

VINES GROWN INTO SIDING OR ROOF

Vines or other vegetation has grown into the structure, although this may look nice it is very bad for the home. This can cause water intrusion, siding and roof damage, and also general decay of materials.

Recommendation

Contact a qualified tree service company.

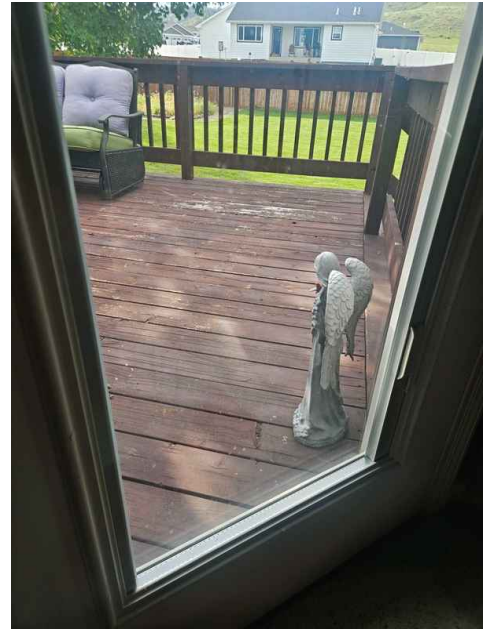


Garage

3.7.1 Exterior Doors

 Defect Or Recommendation
FAILED SEAL

The door had double-pane glazing in which condensation was visible. This indicates a loss of thermal integrity. The door should be repaired or replaced as necessary by a qualified contractor. Replacement is more typical.



Master Bedroom South

3.7.2 Exterior Doors

 Defect Or Recommendation
WEATHER STRIPING

Weather striping shows wear, damage, or is in need of reinstallation. Could lead to drafts and lose of energy efficiency. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified door repair/installation contractor.



Garage East



Southwest

3.7.3 Exterior Doors

 Defect Or Recommendation
DOOR DOESN'T LOCK

One or more doors do not lock. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.



South Dining Room

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: Material

Concrete

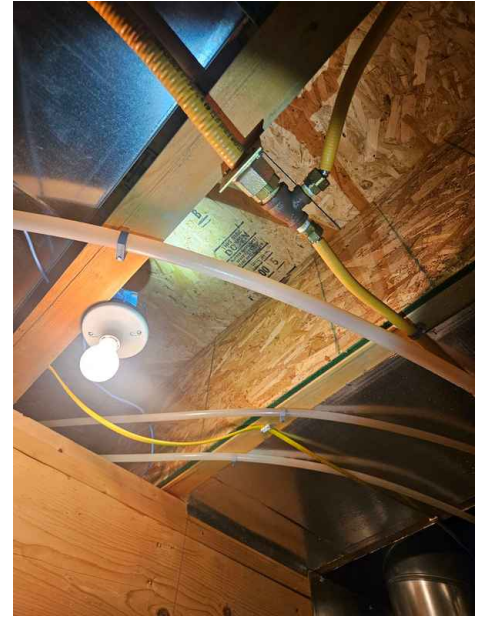
Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Material

Engineered Floor Trusses



Floor Structure: Sub-floor

OSB

Limitations

Wall Structure

WALLS COVERED

The foundation walls were covered in the crawlspace or Basement this is a limitation.

Deficiencies

4.1.1 Foundation

FOUNDATION CRACKS

Cracking was noted at the foundation. Some cracking is common as concrete ages and shrinks. Recommend the cracks be evlouted and properly sealed by a foundation contractor.

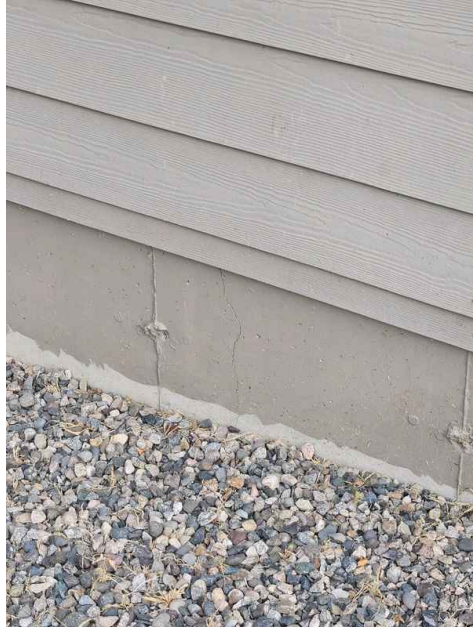
Recommendation

Contact a foundation contractor.





Garage East



East



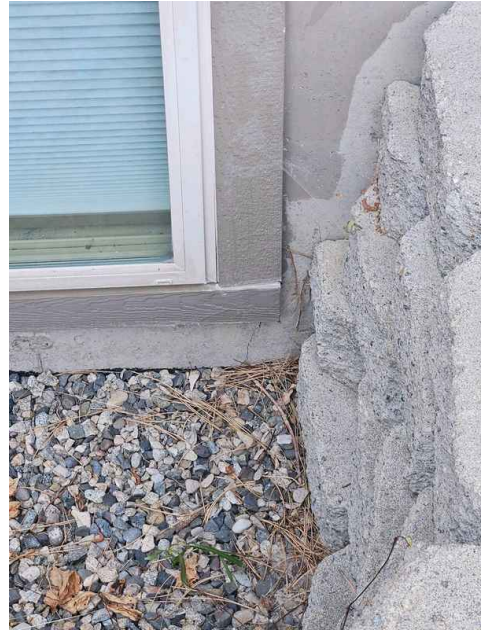
Southeast



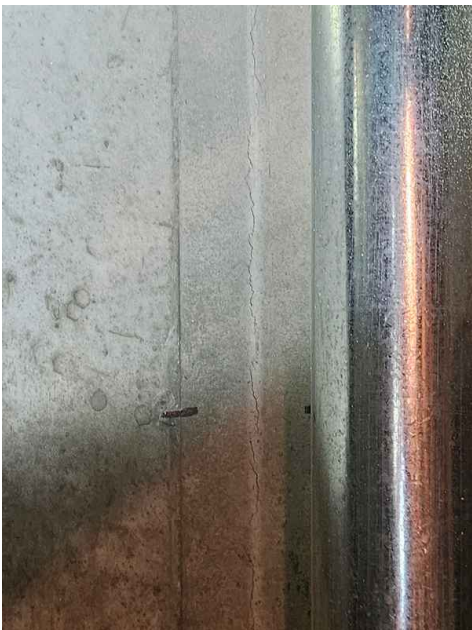
Southeast



Southeast



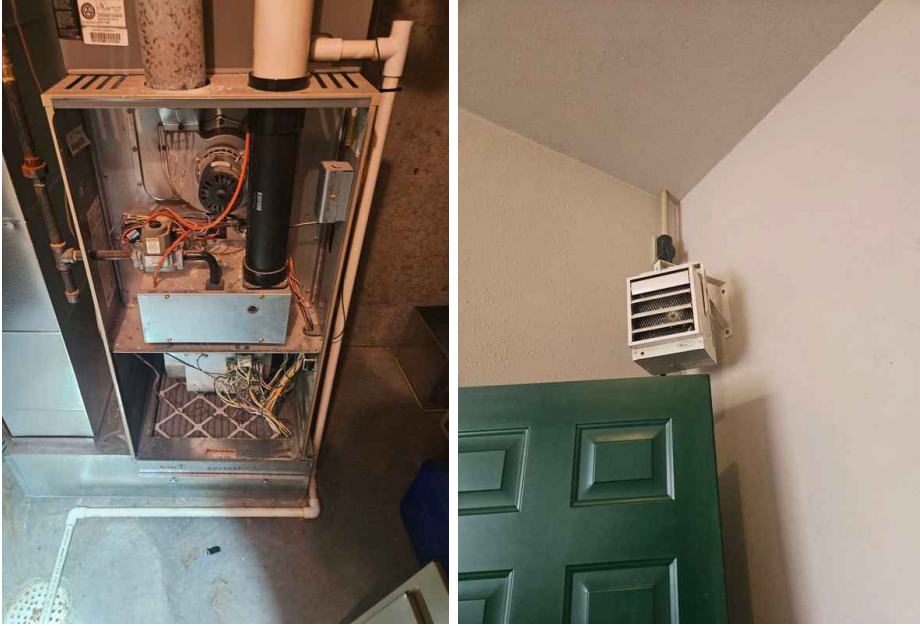
West



North Basement

Equipment: Heat Type

Forced Air, Electric Wall Heater

**Deficiencies**

5.1.1 Equipment


CORROSION
 Defect Or Recommendation

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.



Basement Utilityroom

5.1.2 Equipment

FILTER DIRTY
 Maintenance Item Or Informational

The furnace filter is dirty and needs to be replaced every 6 months. Recommend it be replaced.

6: COOLING

Information

Distribution System: Configuration

Central



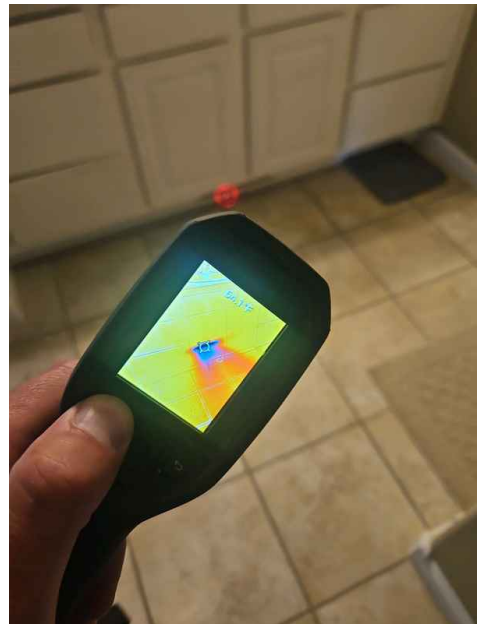
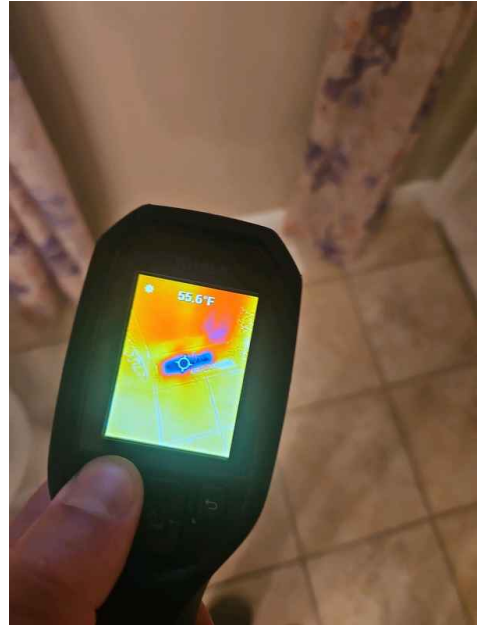
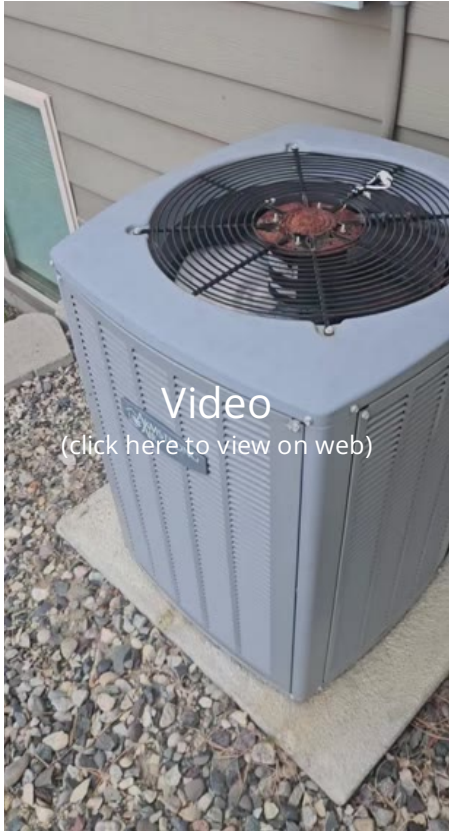
Cooling Equipment: Brand

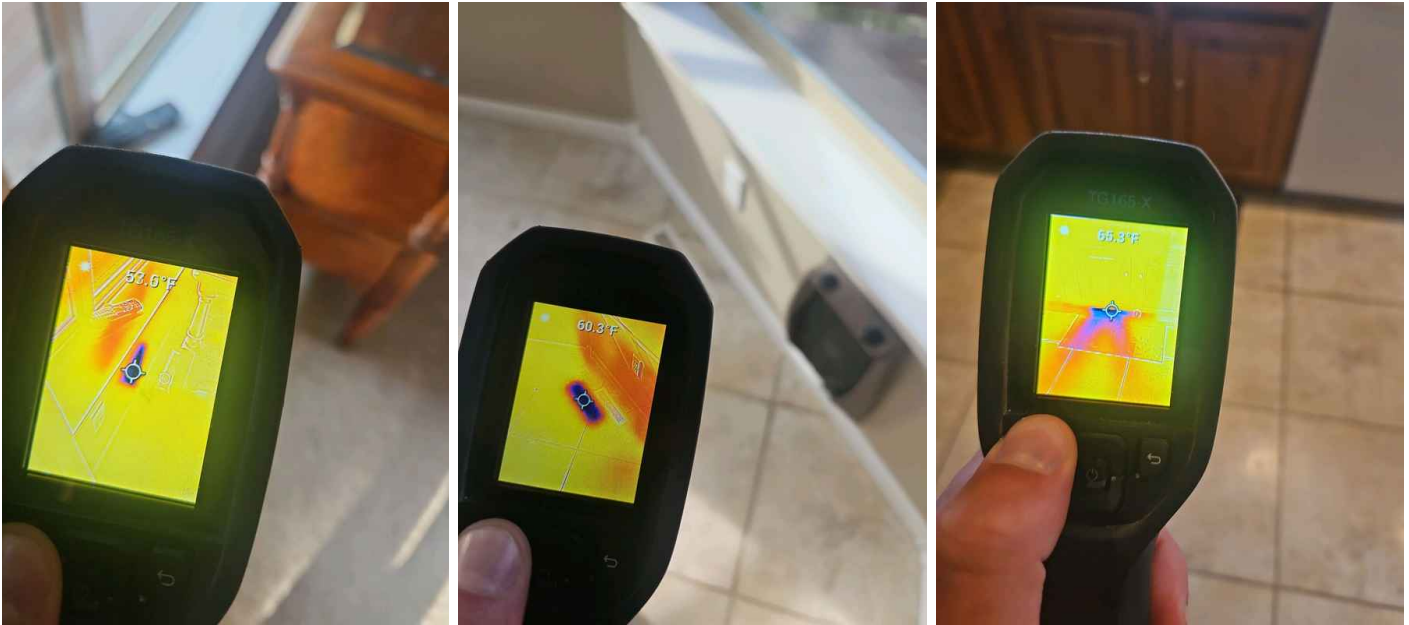
Armstrong

The Armstrong ac unit was manufactured in 2006.



Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner





Deficiencies

6.1.1 Cooling Equipment

NEARING AVERAGE LIFESPAN

 Defect Or Recommendation

The air conditioning unit appears to be nearing the end of its typical average lifespan of 10–20 years. While it may currently be operational, aging units can become less efficient and more susceptible to failure. Recommend a qualified professional evaluate and budgeting for replacement as needed. The Armstrong Air ac unit was manufactured in 2006.

Recommendation

Contact a qualified heating and cooling contractor

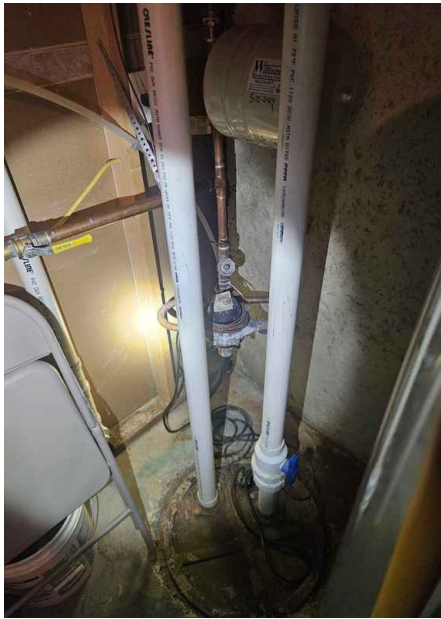


West

7: PLUMBING

Information

Water Source
Public

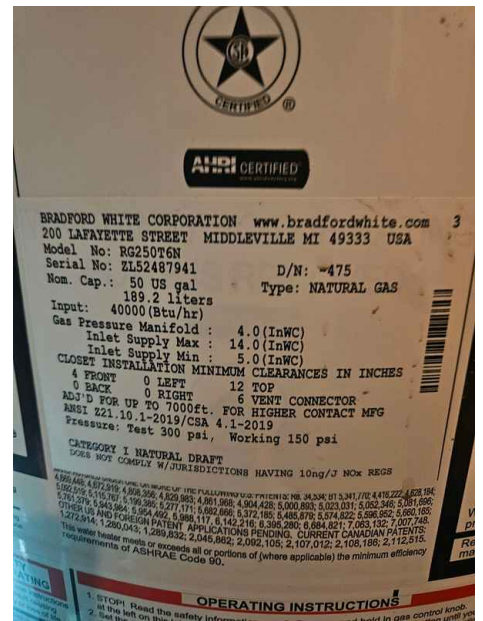


Main Water Shut-off Device:
Location
Basement, Utilityroom



Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

The Bradford White water heater was manufactured in 2023.



Hot Water Systems, Controls, Flues & Vents: Location
Basement, Utility Room

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Poly

Drain, Waste, & Vent Systems: Material
PVC

Septic System

Present

Recommend the septic system is pumped and evaluated by a qualified professional.



Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

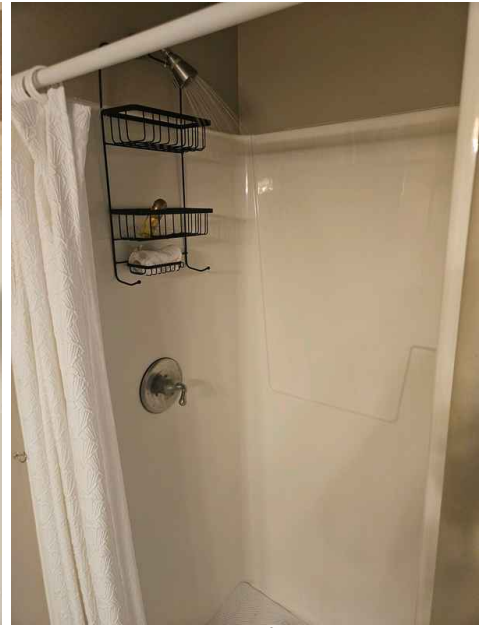


Fixtures, Sinks, Tubs and Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



Hallway Bathroom



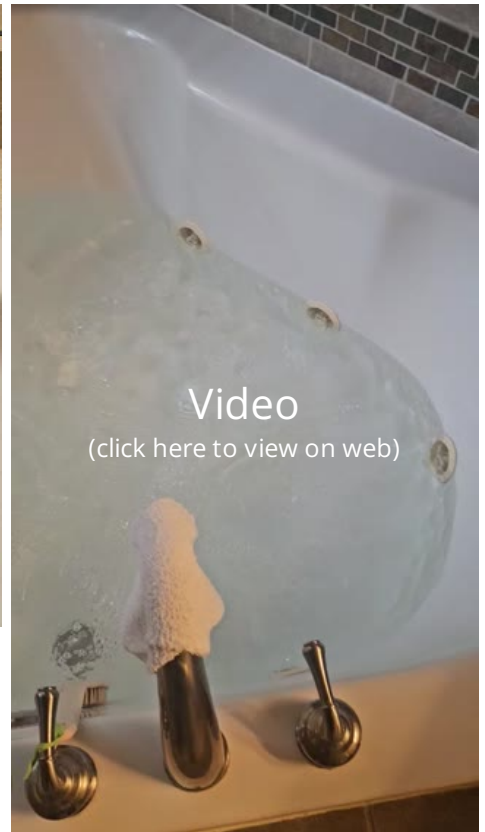
Master Bathroom



Master Bathroom



Master Bathroom



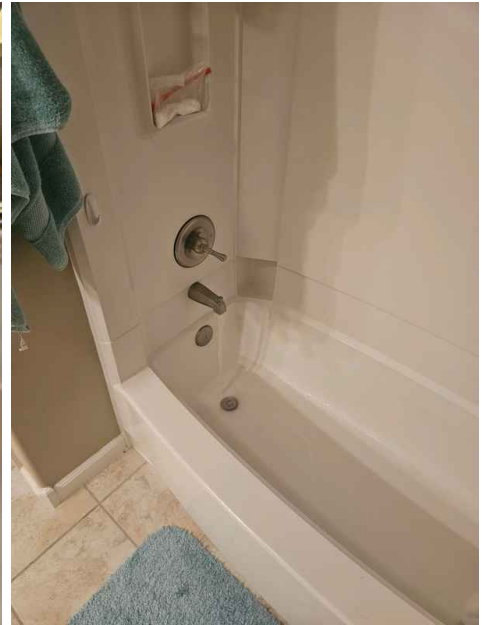
Video
(click here to view on web)



Kitchen



Kitchen



Basement Bathroom



Basement Bathroom



Basement Bathroom



Laundry Room



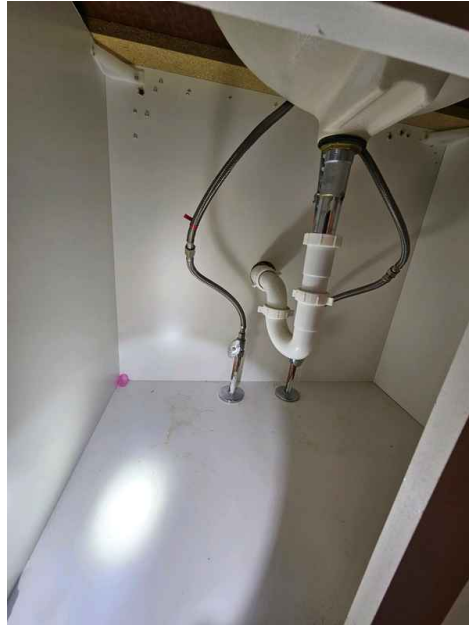
Laundry Room

Drain, Waste, & Vent Systems: Drain Size

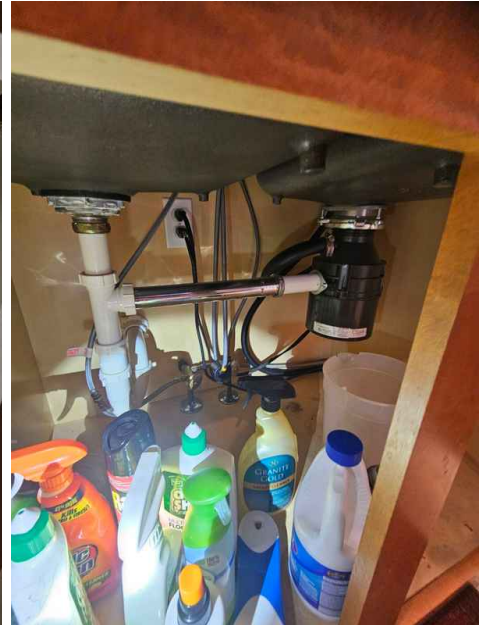
1 1/2"



Hallway Bathroom



Master Bathroom



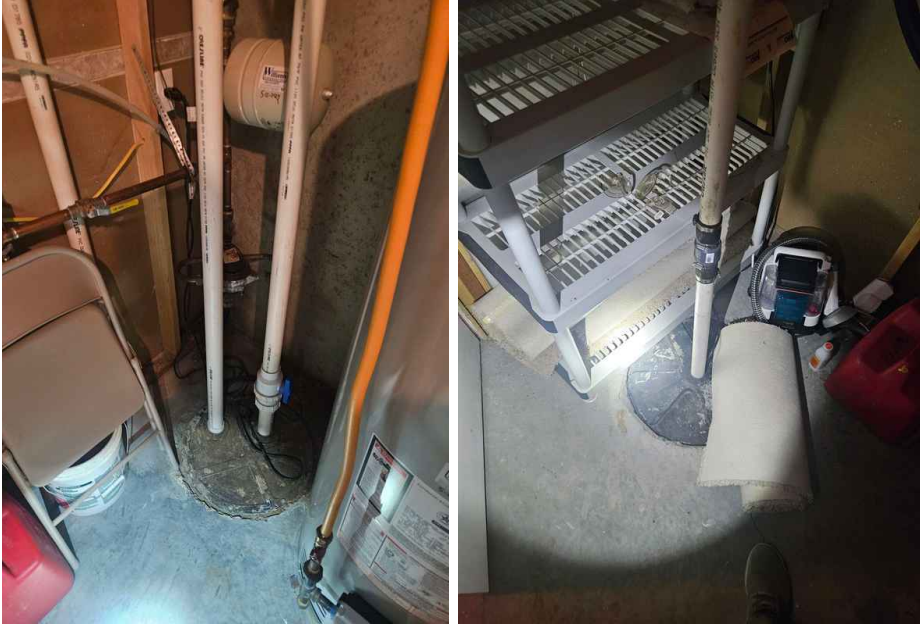
Kitchen



Basement Bathroom

Sump Pump: Location

Basement, Utilityroom



Deficiencies

7.4.1 Fixtures, Sinks, Tubs and Showers

— Defect Or Recommendation

INADEQUATE WATER FLOW AT FIXTURE

I observed indications of a defect in the water supply by viewing the functional flow in two fixtures operated simultaneously. The flow was not as strong as expected.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

7.5.1 Water Supply, Distribution
Systems & Fixtures

— Defect Or Recommendation

CORROSION SHUT OFF VALVE

There was visible corrosion at one or more of the homes shut off valves. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

7.6.1 Drain, Waste, & Vent Systems

 Defect Or Recommendation
LEAKING PIPE

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Hallway Bathroom

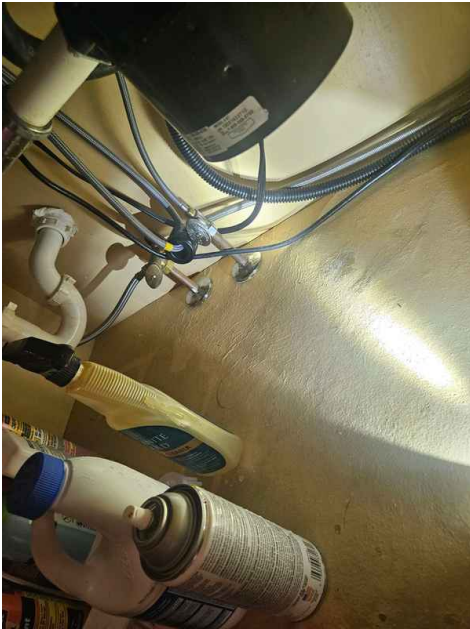
7.6.2 Drain, Waste, & Vent Systems

 Defect Or Recommendation
MOISTURE DAMAGE

One or more of the homes sink cabinets had visible moisture damage from a leak. Recommend a qualified professional evaluate and repair.

Recommendation

Contact a qualified professional.



Kitchen

7.6.3 Drain, Waste, & Vent Systems

OVER FLOW CLOGGED

One or more of the homes sink over flows were clogged at the time of the inspection. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.

 Defect Or Recommendation

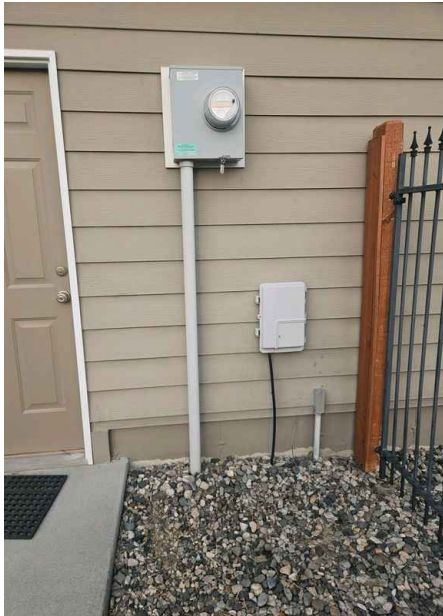


Master Bathroom

8: ELECTRICAL

Information

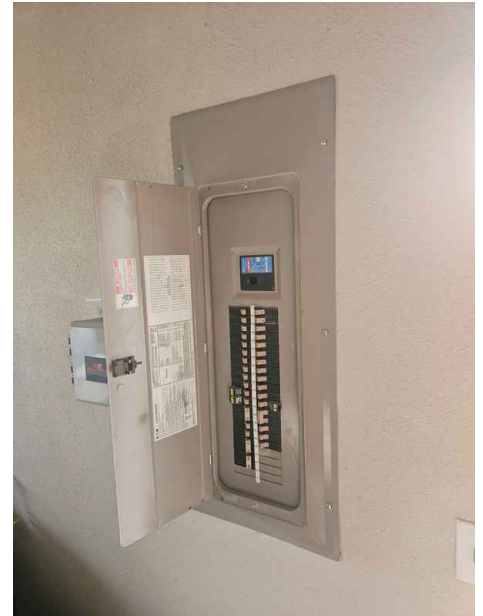
**Service Entrance Conductors:
Electrical Service Conductors
Below Ground**



**Service Entrance Conductors:
Main Shut Off Location
Garage Panel**



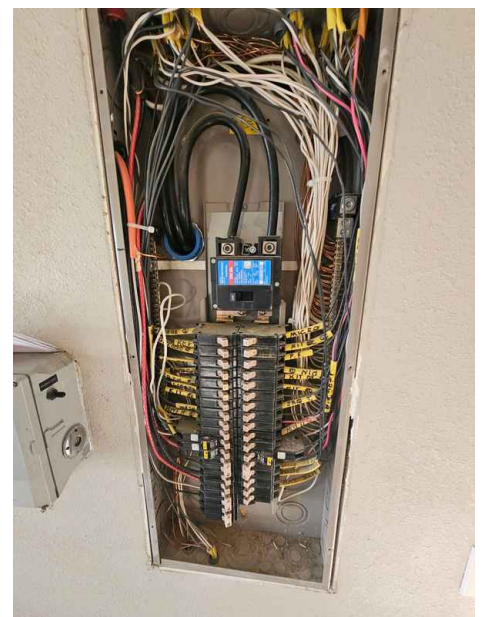
**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location
Garage**



**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Capacity
200 AMP**

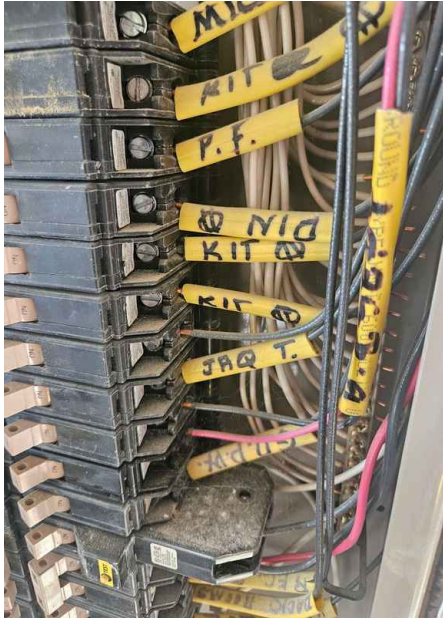
**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer
Cutler Hammer**

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Type
Circuit Breaker**

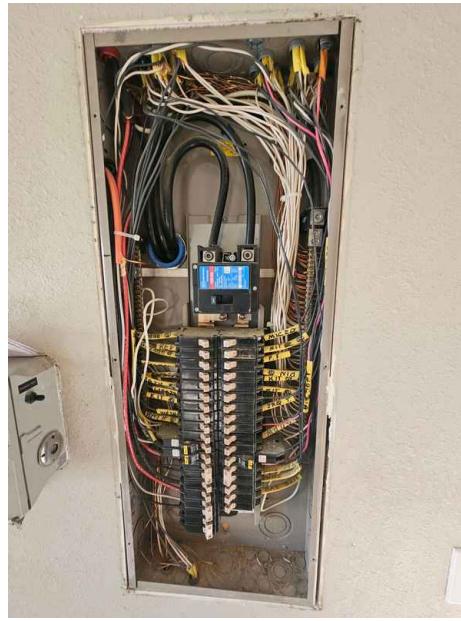


Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper



Branch Wiring Circuits, Breakers & Fuses: Wiring Method NM



Deficiencies

8.4.1 Lighting Fixtures, Switches & Receptacles

 Defect Or Recommendation

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



Kitchen

9: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source

220 Electric



Dryer Vent

Metal (Flex)

Attic Insulation: Attic Access

Location

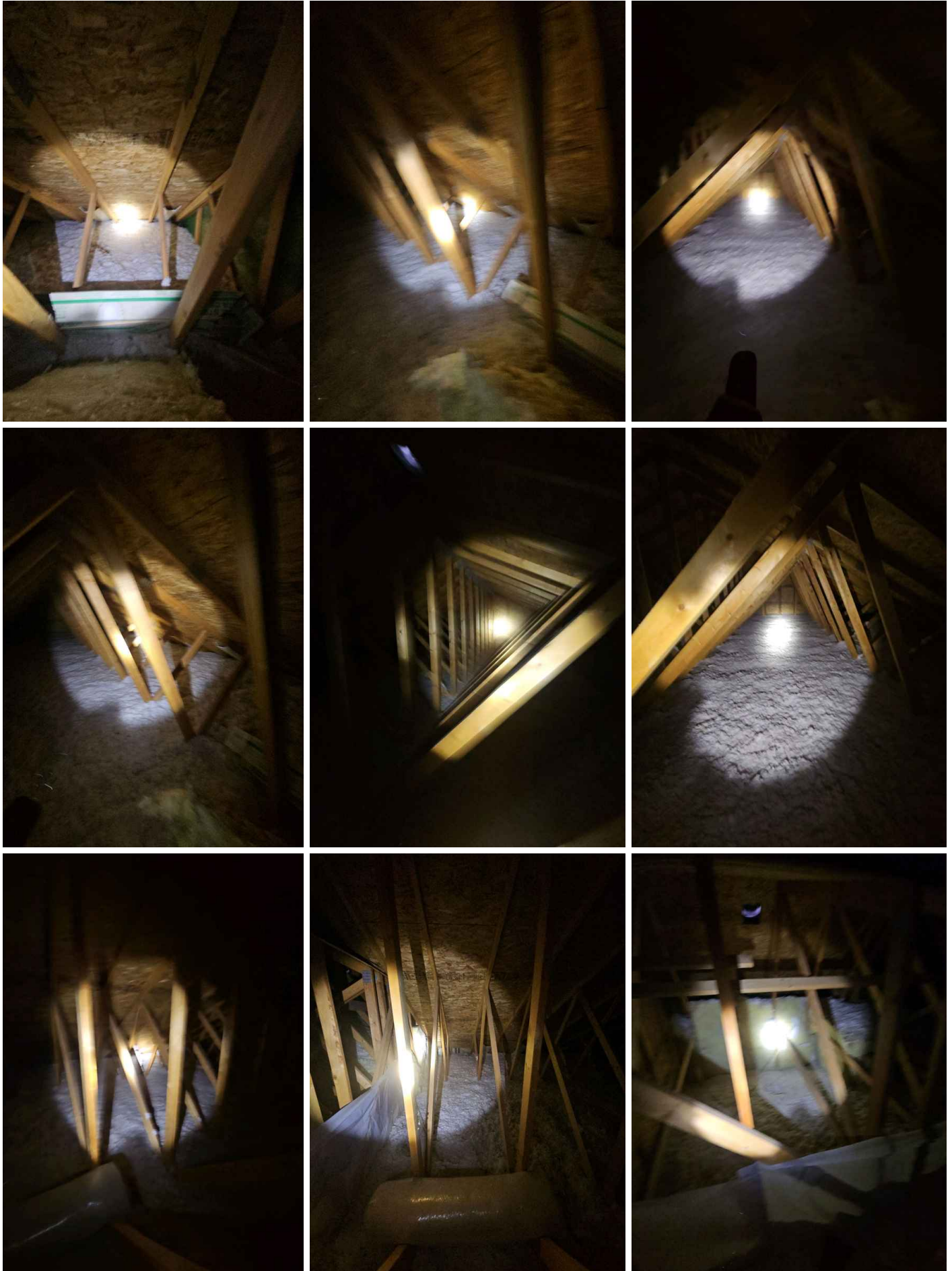
Garage

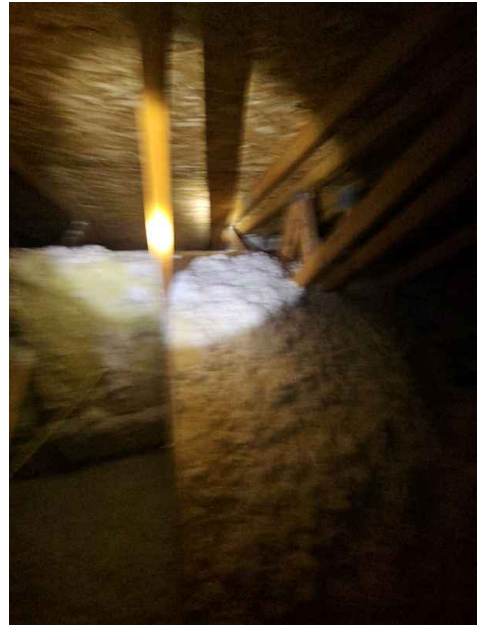


Ventilation: Ventilation Type

Turtle Vents, Soffit Vents

Attic Insulation: Insulation Type
Blown, Fiberglass





Exhaust Systems: Exhaust Fans

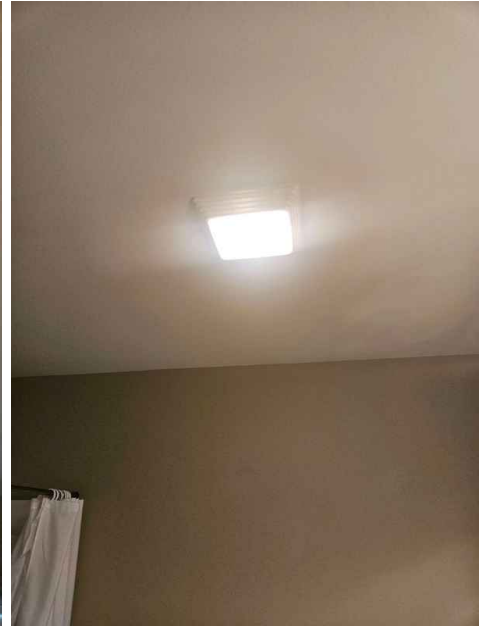
Fan with Light



Hallway Bathroom



Master Bathroom



Basement Bathroom

Deficiencies

9.4.1 Exhaust Systems

FLUE CLEARANCE

The gas flue in the attic did not have sufficient clearance from the insulation. Recommend a qualified professional evaluate and correct

Recommendation

Contact a qualified professional.

 Defect Or Recommendation



Attic North

9.4.2 Exhaust Systems

BATHROOM EXHAUST FAN TERMINATION LOCATION

The termination location of the bathroom exhaust fan could not be determined. Improper or unknown termination may result in moisture buildup and potential mold growth. Recommend a qualified contractor evaluate to confirm proper exterior termination.

 Defect Or Recommendation

10: DOORS, WINDOWS & INTERIOR

Information

Floors: Floor Coverings

Carpet, Tile

Countertops & Cabinets:

Cabinetry

Wood

Walls: Wall Material

Drywall

Countertops & Cabinets:

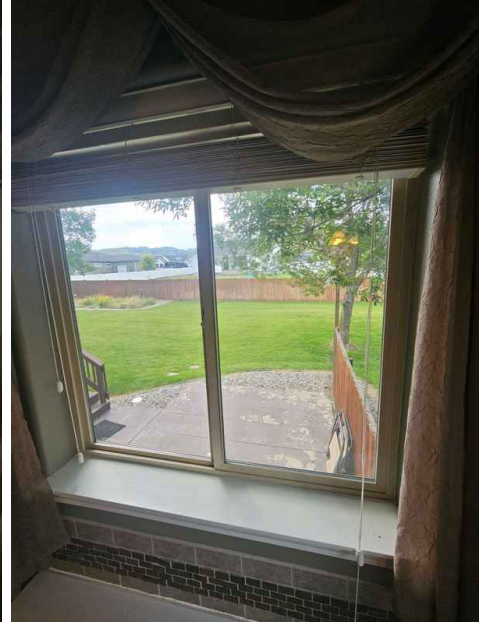
Countertop Material

Laminate

Ceilings: Ceiling Material

Drywall

Windows: Window Type
Sliders



Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.



Limitations

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Deficiencies

10.2.1 Windows

FAILED SEAL

Observed condensation or fogginess between the window panes, which could indicate a failed seal. Recommend qualified window contractor evaluate & replace.





Southwest



South



South



Southwest



Northwest



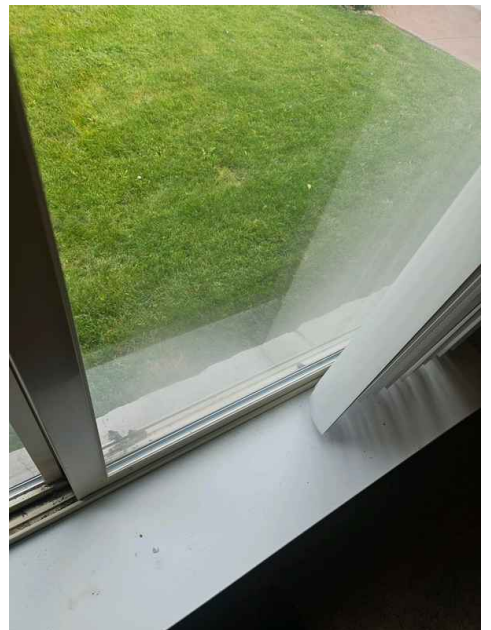
Basement Living Room South



Basement Living Room South



Basement Living Room South



Northwest Bedroom




Hallway Bathroom



Living Room South

10.2.2 Windows

DAMAGED SCREEN

 Maintenance Item Or Informational

Window screen is torn or ripped, recommend it be repaired or replaced.

Recommendation

Contact a handyman or DIY project



Garage

10.2.3 Windows

CAULKING DETERIORATING

 Defect Or Recommendation

One or more of the homes windows had caulking cracking or deterioration at the sill. Recommend reapplying caulking.

Recommendation

Contact a qualified professional.



Windows Throughout

10.2.4 Windows

 Defect Or Recommendation
NO EGRESS WINDOW COVER

At the time of the inspection there was no egress window covers. Although not required they are recommended as an added safety device for window wells.

Recommendation

Contact a qualified professional.



Southeast

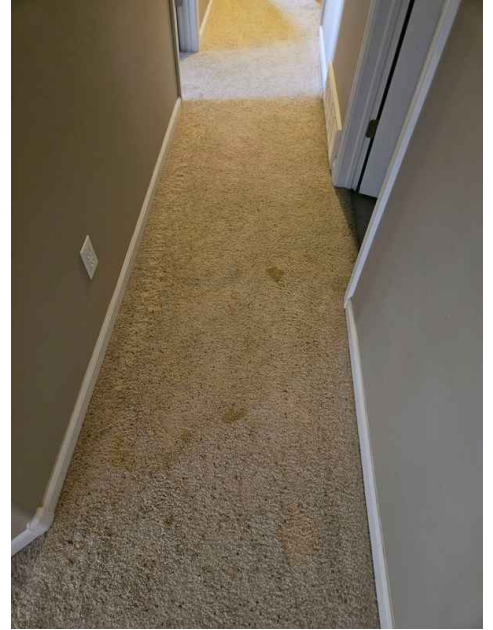
10.3.1 Floors

 Maintenance Item Or Informational
CARPET STAINS

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a carpet cleaner.



Basement Hallway

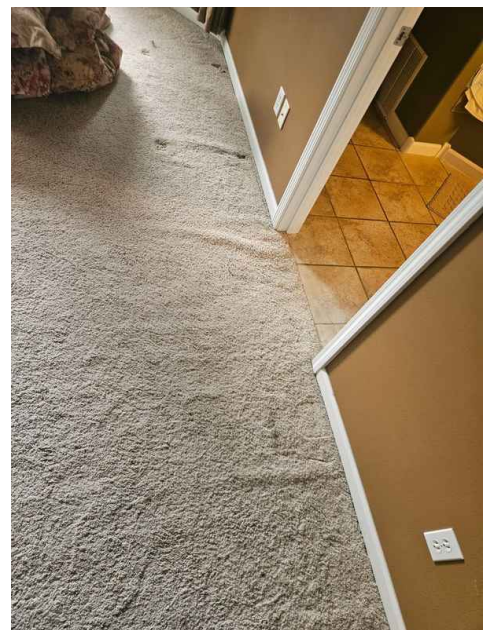
10.3.2 Floors

 Defect Or Recommendation
CARPET RIPPLES

The main causes of carpet ripples are, humidity, wrong type of underlay, wrong cleaning techniques, or poor workmanship and installation. The carpet should be examined by a flooring specialist to repair or replace if needed.

Recommendation

Contact a qualified flooring contractor



Carpet Throughout

10.4.1 Walls

 Defect Or Recommendation

CORNER CRACKS

Cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Recommend a qualified professional evaluate.



Dining Room



Living Room North

10.4.2 Walls

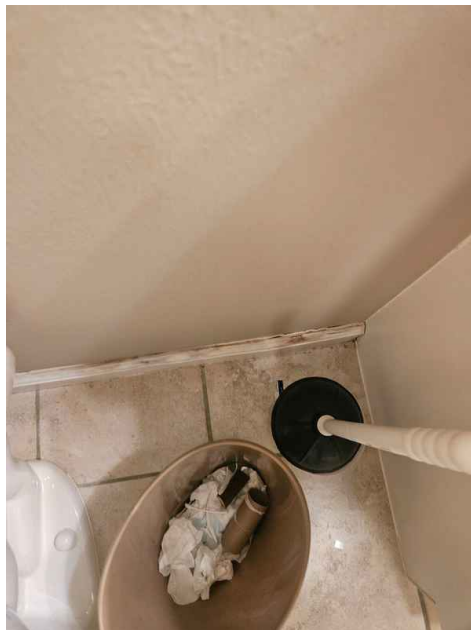
 Defect Or Recommendation

MOISTURE DAMAGE

Stains on the walls visible at the time of the inspection appeared to be the result of moisture damage. Recommend a qualified professional evaluate and repair as needed.



Basement Bathroom



Master Bathroom

10.5.1 Ceilings

 Defect Or Recommendation

CRACKING

Cracking was visible on the ceiling structure. This could be due to home settlement over time. Recommend a qualified professional examine.

Recommendation

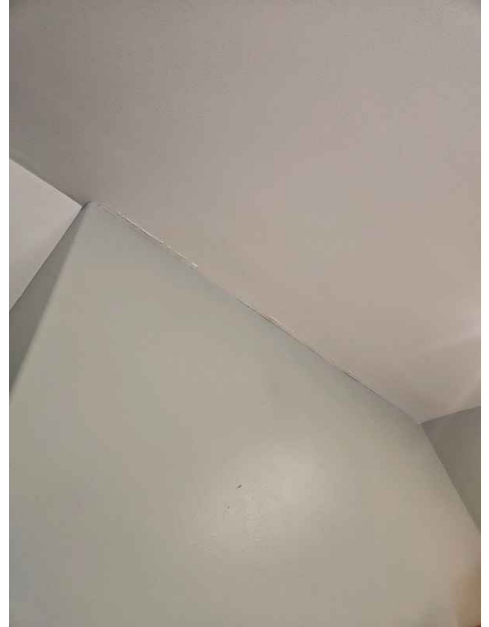
Contact a qualified professional.



North Living Room



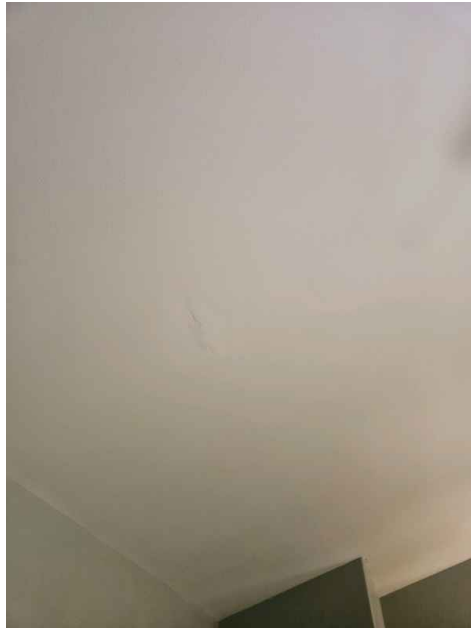
Dining Room



Kitchen North



Living Room Basement South



Living Room

10.5.2 Ceilings

 Defect Or Recommendation

IR ANOMALY

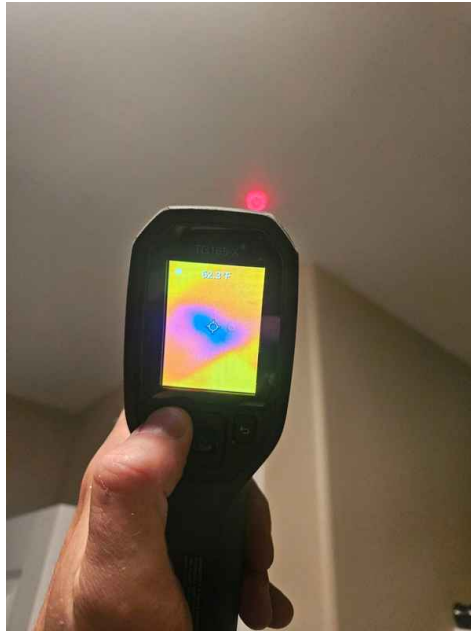
An infrared (IR) scan revealed a thermal anomaly on the ceiling, which may indicate missing or insufficient insulation, moisture intrusion, or air leakage. The exact cause could not be determined during the inspection. It is recommended to have the area further evaluated by a qualified contractor or insulation specialist to identify the source of the anomaly and perform any necessary repairs or improvements.

Recommendation

Contact a qualified professional.



Basement South Bedroom



Basement Bathroom

10.6.1 Presence of Smoke and CO Detectors

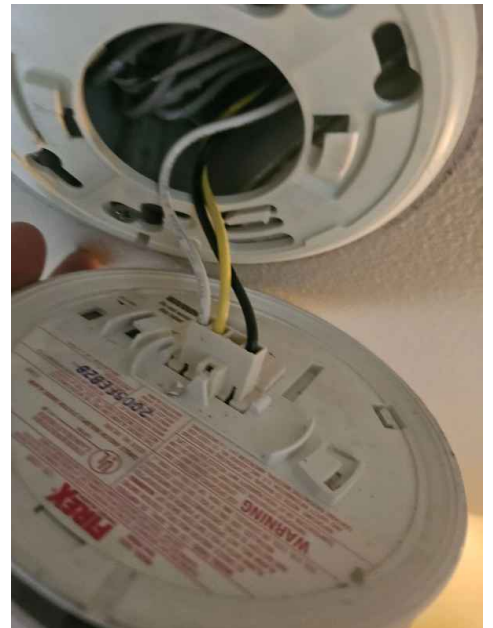
Defect Or Recommendation

OLD DETECTORS, NEW DETECTORS RECOMMENDED

I observed indications of old smoke detectors in the house. Detectors should be replaced every 5-10 years. They should be hard-wired with electricity and have a battery backup feature in case the electricity turns off. New smoke detectors are recommended.

Recommendation

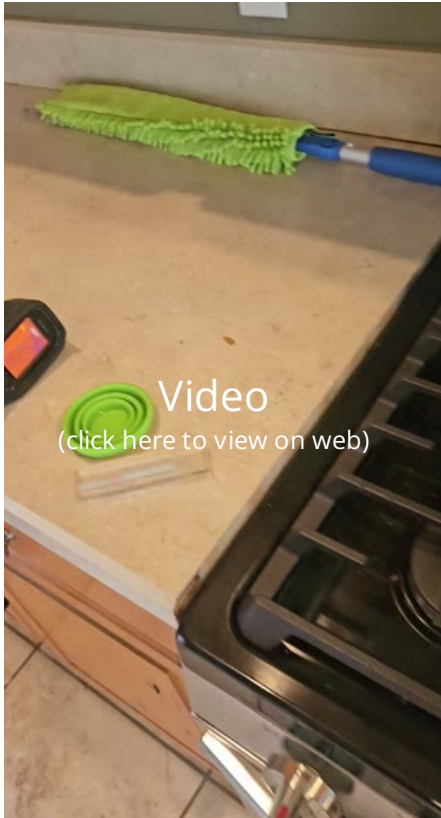
Contact a qualified professional.



11: BUILT-IN APPLIANCES

Information

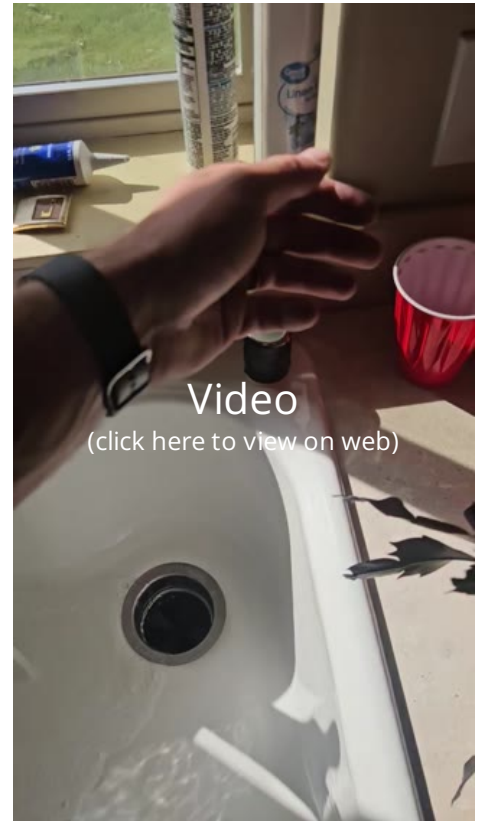
Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate



Range/Oven/Cooktop: Range/Oven Brand
Samsung



Garbage Disposal: Present
Yes



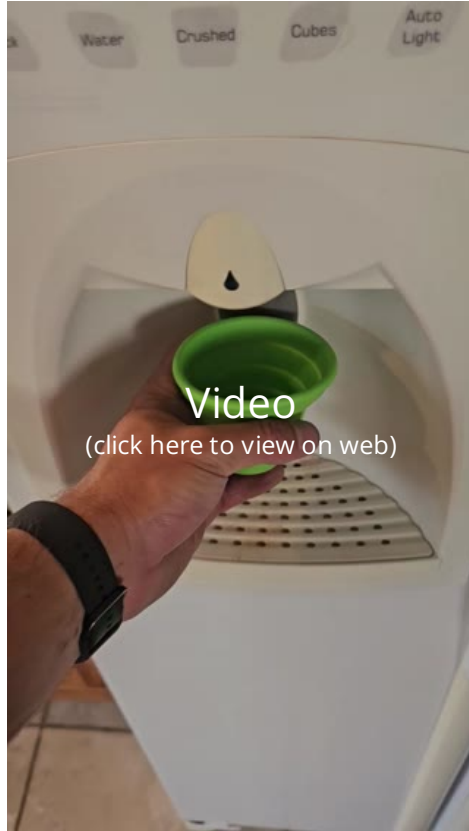
**Built-in Microwave: Tested
Operational**



**Dishwasher: Brand
Amana**



Refrigerator: Brand
Whirlpool



Range/Oven/Cooktop: Range/Oven Energy Source

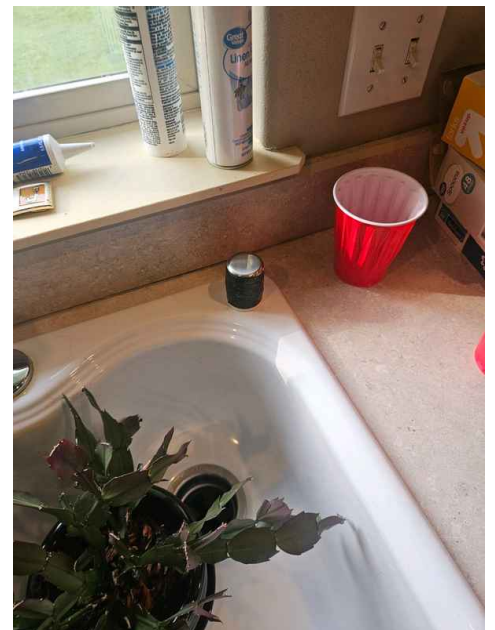
Gas

**Deficiencies**

11.1.1 Dishwasher

AIR GAP TAPPED
 Defect Or Recommendation

The dishwasher air gap was found to have the top cap or opening tapped, which may defeat its purpose of preventing wastewater from siphoning back into the dishwasher. This condition could lead to cross-contamination. Recommend a qualified plumber evaluate and correct as necessary to ensure proper backflow prevention.



Kitchen

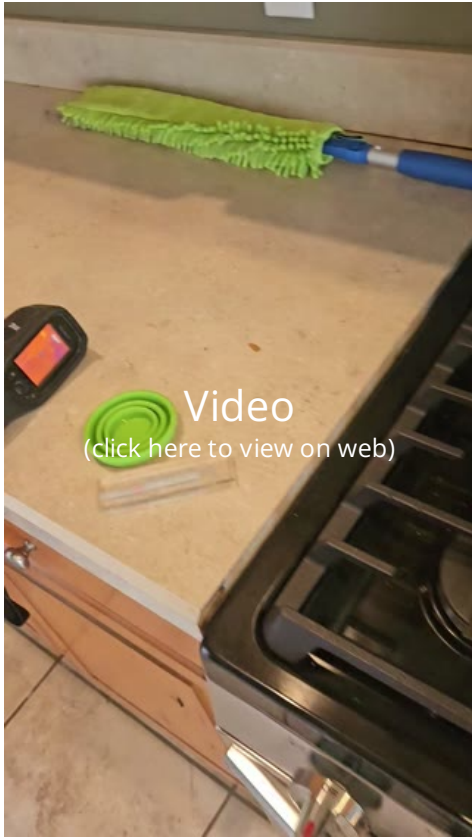
11.3.1 Range/Oven/Cooktop

EXHAUST FAN LIGHT
 Defect Or Recommendation

The exhaust fan for the stove top had a burned out light. Recommend the light be replaced.

Recommendation

Contact a qualified professional.



12: GARAGE

Information

General: Garage Attached



Garage Door: Material Metal

Floor: Material Concrete



Deficiencies

12.4.1 Walls & Firewalls

CRACKING

Cracks were observed in the drywall on one or more garage walls. This may be due to normal settling, thermal expansion, or minor structural movement. While typically cosmetic, cracks should be monitored for progression. If widening or additional movement is noted, further evaluation by a qualified contractor may be warranted to rule out underlying structural concerns. Repair and sealing of the cracks is recommended for improved appearance and to prevent further deterioration.

Recommendation

Contact a qualified professional.

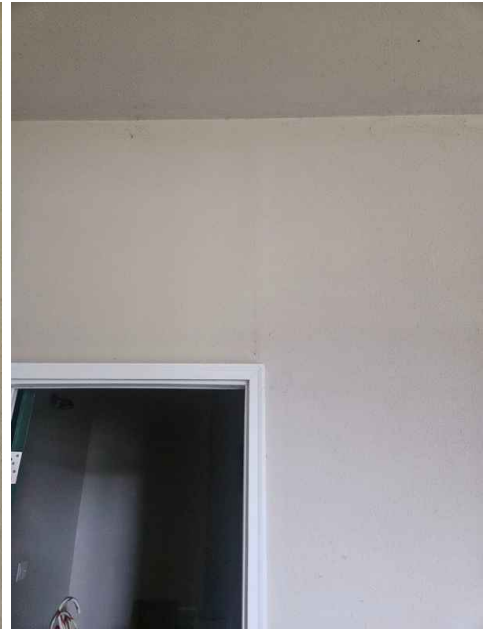




Garage



Garage



Garage

12.5.1 Garage Door

WEATHER STRIPPING DAMAGE

Garage door weather stripping is worn or damaged. Recommend it be replaced by a qualified professional.

Recommendation

Contact a qualified professional.

 Defect Or Recommendation



Garage Northeast

12.5.2 Garage Door

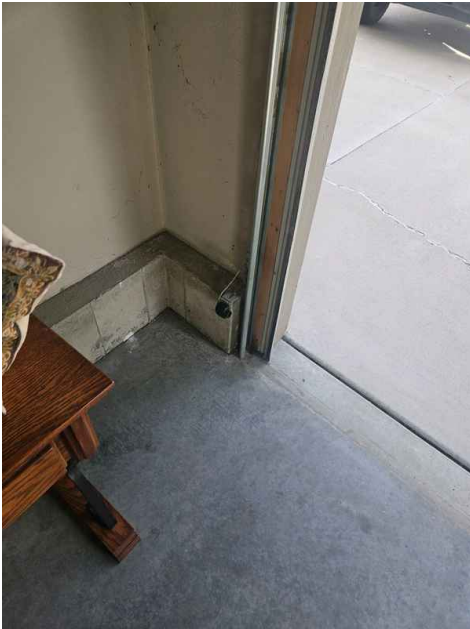
SENSORS TO HIGH

In one or more areas the garage door safety sensor were installed to high. The sensor should be within 6" of the ground. Recommend a qualified professional repair.

Recommendation

Contact a qualified professional.

 Defect Or Recommendation



Garage



Garage

12.5.3 Garage Door

HAIL HITS

There were visible hail hits to the garage door. The door was still operational. Recommend inquiring with sellers on any hail claims made.

Recommendation

Contact a qualified professional.

 Defect Or Recommendation



Garage




Garage

12.6.1 Garage Door Opener

NO VEHICLE REMOTE AVAILABLE

At the time of the inspection there was no garage vehicle remote to test if it worked. Recommend inquiring with sellers on if a remote is available.

 Maintenance Item Or Informational

12.7.1 Occupant Door (From garage to inside of home)

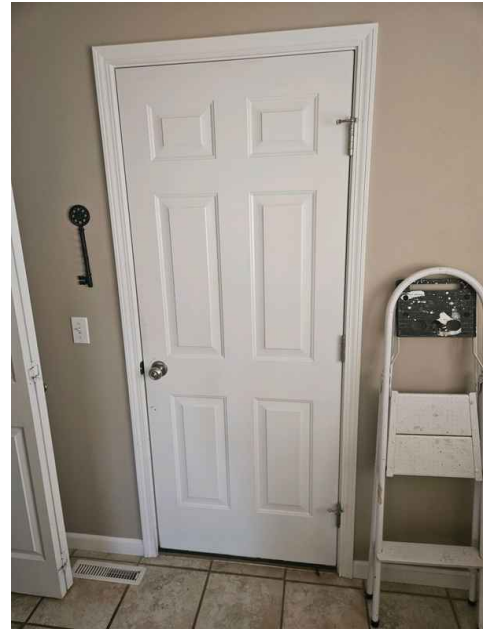


Safety Hazard Or Serious Defect

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)



STANDARDS OF PRACTICE

Inspection Details

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or

supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access

panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

25 SUNLIGHT CIRCLE/MAIN/ DINING/ KITCHEN/ HALL

PROJECT INFO

Name	Janae Ruiz
Email	janae@realtybillings.com
Phone	406-545-9729
Address	25 Sunlight Circle Billings, MT 59101

MAIN/HALL/DINING/KITCHEN

TASKS

Walls, Ceiling

SHERWIN-WILLIAMS PRODUCTS

SuperPaint Interior Acrylic Latex

ProMar 200 Interior Waterbased Acrylic-Alkyd

NOTES

800.00 labor



SHERWIN-WILLIAMS®

PRODUCT(S) FOR THIS PROJECT



SuperPaint Interior Acrylic Latex



**ProMar 200 Interior Waterbased
Acrylic-Alkyd**

MATERIALS

\$500.00

PROJECT NOTES

1½ coats for both colors due to cover up areas. 5 gallons for each color.

gas/ labor - \$800

materials - \$500

unused gallons of paint may be subtracted from material cost

ESTIMATED PROJECT DURATION

1 Weeks

PROJECT BID EXPIRATION

30 days

FULL CIRCLE PAINT

Created By	Alyssa-Tyler Love-Meisenhei...
Pro Email	fullcirclepaint3@gmail.com
Pro Phone Number	406-696-2634
Bid No.	6GB5D-1004
Created On	Jul 23, 2025
Last Modified	Jul 23, 2025, 7:51 PM

PROJECT SUBTOTAL

\$1,300.00

TAX

+\$0.00

ESTIMATED TOTAL

\$1,300.00



The Wall Dr.
2039 Willet Dr.
BILLINGS, MT 59105 United States

Invoice #000015

Issue date
Jul 24, 2025

Invoice #000015

We look forward to working with you.

Customer

Janae Ruiz
Realty Billings
janae@realtybillings.com
(406) 545-9729
25 Sunlight Cr
Billings , MT 59106

Invoice Details

PDF created July 25, 2025
\$1,100.00

Payment

Due July 24, 2025
\$1,100.00

Items	Quantity	Price	Amount
custom corner repair (dining area)	1	\$600.00	\$600.00
Crack Repair (living area)	1	\$500.00	\$500.00
Subtotal			\$1,100.00

Total Paid

\$1,100.00

Payments

Jul 25, 2025 (Discover 5847)

\$1,100.00



View online

To view your invoice go to <https://squareup.com/u/RQbpR3lu>
Or open the camera on your mobile device and place the QR code in the camera's view.



Billings Carpet & Water Damage

Realty Billings
 1216 16th St W, 22
 Billings, MT 59102

(406) 545-9729

ESTIMATE	#742
ESTIMATE DATE	Jul 10, 2025
SERVICE DATE	Jul 10, 2025
TOTAL	\$854.52

CONTACT US

P.O. Box 22594
 Billings, MT 59104

(406) 259-3333
 billingscarpetandwater@gmail.com

ESTIMATE

Services	qty	unit price	amount
Carpet Cleaning Light B1	154.0	\$0.40	\$61.60
Carpet Cleaning Light B2	298.0	\$0.40	\$119.20
Carpet Cleaning Light Hall	55.0	\$0.40	\$22.00
Carpet Cleaning Light LR	364.0	\$0.40	\$145.60
Stairs Add	15.0	\$6.26	\$93.90
Carpet Cleaning Light FR	504.0	\$0.40	\$201.60
Carpet Cleaning Light Hall	93.0	\$0.40	\$37.20
Carpet Cleaning Light B3	165.0	\$0.40	\$66.00
Pet Treatment Add UV Inspect	762.0	\$0.20	\$152.40

Services subtotal: \$899.50

Subtotal \$899.50

Discount - \$44.98

Total \$854.52

Thank you for your business!



Description	Rate	Qty	Line Total
DWELLING ROOF	\$0.00	1	\$0.00
ITEL, Shingles, Laminated/Architectural, Tear Out	\$82.29	32.85	\$2,703.23
ITEL Shingles Laminated/Architectural, Supply	\$188.79	35	\$6,607.65
ITEL, Shingles, Laminated/Architectural, Good, Install	\$168.28	34.82	\$5,859.51
Replace - Shingles, Starter Row, Continuous	\$2.44	162.51	\$396.52
Replace - Ridge Cap Shingles, Laminated/Architectural	\$7.32	185.94	\$1,361.08
Replace - Felt, Single Layer, 15 lb.	\$40.02	26.4	\$1,056.53
Replace - Ice/Water Shield, Single Row, LF	\$5.45	269.91	\$1,471.01
Replace - Drip Edge, Eave/Rake, Aluminum, Pre-Finished Color	\$3.57	331.76	\$1,184.38

Prepared For
Linda Piper
25 Sunlight Cir.
Billings, MT 59101

Estimate Number
000787

Estimate Date
07/09/2025

Replace - Roof vent, static, box/turtle, Galvanized	\$93.81	12	\$1,125.72
Replace - Flashing, Pipe Jack, plastic	\$41.15	3	\$123.45
Remove - Vent Cap, Furnace, 6"	\$8.86	1	\$8.86
Replace - Vent Cap, Furnace, 6"	\$72.99	1	\$72.99
Debris Removal - Dumpster, 20 Yard	\$660.47	1	\$660.47

Subtotal 22,631.40

Tax 0.00

Estimate Total (USD) \$22,631.40

Advantage Window And Glass
610 N. 24th st
Billings, Mt 59101
406-402-2102



INVOICE

Janae ruiz
25 sunlight cir.
Lockwood, Mt

Invoice # 0000018
Invoice Date 07/14/2025
Due Date 07/14/2025

Item	Description	Unit Price	Quantity	Amount
Service	Replace 2 insulated glass units	725.00	2.00	1,450.00
Service	Install all screens	65.00	1.00	65.00
Service	Re screen existing screens	75.00	6.00	450.00
<u>NOTES:</u> 50% deposit at time of order				
		Subtotal		1,965.00
		Total		1,965.00
		Amount Paid		1,965.00
		Balance Due		\$0.00

HERITAGE JANITORIAL
1057 S 29th St W
Billings, MT 59102-7454 USA
4066567709
heritagejanae@msn.com

Invoice

BILL TO
Linda Piper 25 Sunlight Cir Billings MT 59101

SHIP TO
Linda Piper

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1016301	07/16/2025	\$750.00	08/15/2025	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	CS	Cleaning Service 25 Sunlight	1	750.00	750.00

BALANCE DUE

\$750.00

Pay invoice