



Home Inspection Report

Prepared exclusively for
Amber Uhren



PROPERTY INSPECTED:
5125 Lewies Way
Shepherd, MT 59079

Date of Inspection: 04/23/2024

Inspection No. 45957-1-1041

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: 20

1.3 Inspection / Site Conditions

☉ Sunny

1.3.1 Approximate Temperature: 45

2.0 PROPERTY AND SITE

2.1 Limitations

△ Obstruction/Debris

△ Outdoor furniture 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
- Exterior North
- Exterior South



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 North



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



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 Fill and seal cracks/pitting in driveway/walkway to reduce water penetration, further separation, and potential trip hazards

- Exterior East
- Exterior South



2.5 **Patio(s)**

Concrete

2.5.1 All patios on the property were inspected.

2.5.2 Repair damaged/settled patio slab and steps to prevent further damage, moisture intrusion, drainage toward home, and safety hazards. **(Exterior North)**



2.5.3 Further investigate cause and extent of water damage and deterioration to patio cover support and repair as required to promote stability and prevent further damage. **(Shop)**



2.5.4 Backfill soil under concrete patio to prevent damage, promote stability, and deter pest entry. **(Shop)**



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 North
- Exterior South
- Exterior West



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

- Exterior East
- Exterior West



3.3.5 Replace missing siding/trim to prevent further damage and promote weathering protection. **(Exterior East)**



3.3.6 Repair/repoint stonework to prevent further damages and promote weathering protection.

- Exterior East
- Exterior South



3.3.7 Secure loose siding to promote weathering protection and prevent further damage.

- Exterior North
- Shop



3.4 **Eaves / Fascia / Soffit**

⊙ Aluminum/Vinyl

3.4.1 Inspected from ground level.

3.4.2 Seal gaps/holes/penetrations in soffit and fascia to prevent further damage and deter pest entry.

- Exterior North
- Exterior West



3.4.3 Secure loose soffit/fascia to prevent damage and deter pest entry. **(Shop)**



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 Deck(s)

- ⊙ Wood/Composite

3.7.1 The deck was inspected

4.0 ROOFING SYSTEM

4.1 Limitations

- △ Steep Slope

4.2 Roofing Inspection Method

- ☉ Inspected from roof edge.

4.3 Sloped Surface(s)

- ☉ Asphalt shingles

4.3.1 Minor Scarring/Wear - Typical

4.3.2 Seal all exposed nail heads to prevent deterioration and subsequent water intrusion.



4.4 Flashings

- ⊙ Aluminum
- ⊙ Chimney
- ⊙ Drip Edge
- ⊙ Plumbing stack
- ⊙ Tarring/Concealed
- ⊙ Valley

4.4.1 Repair damaged drip edge flashing to prevent moisture intrusion and subsequent damage. **(Shop)**



4.5 Roof Drainage

- ⊙ Above Ground Discharge
- ⊙ Aluminum

4.5.1 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.

4.5.2 Minor damage noted to gutters/downspouts. Does not appear to interfere with intended operation. This is considered a cosmetic defect.

4.5.3 Caution is advised. Downspout discharges on to walkway causing potential safety hazards. **(Exterior West)**



4.6 **Chimney(s)**

- Fireplace
- 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
- 10"-12"

5.4 **Ventilation**

- Roof/Ridge
- Soffit/Baffles

5.5 **Exhaust Duct**

- Concealed

5.6 Sheathing

- ☑ Plywood

5.6.1 Further investigate cause and extent of staining/damages and possible mold growth at attic hatch and repair as required to prevent further damages. **(Attic)**



6.0 GARAGE / CARPORT

6.1 Limitations

- △ Belongings/Storage
- △ Vehicles

6.2 Interior Access Door(s)

- ☑ Metal/Fiberglass

6.3 Vehicle Door(s)

- ☑ Metal

6.3.1 Lubricate track/rollers to reduce binding/wear.

6.3.2 Minor dents/dings noted at time of inspection.

6.3.3 Replace damaged sections of garage door to prevent further damages and opener wear. **(Shop)**



6.3.4 Replace damaged weather seal to promote weathering protection. **(Shop)**



6.4 **Vehicle Door Opener(s)**

- Automatic-Screw Drive
- Photo Eyes Installed

6.4.1 Inspected - Operational

6.4.2 Repair malfunctioning garage door opener to regain intended operation. Door stops closing at time of inspection. **(Shop)**



6.5 **Floor**

☑ Concrete

6.5.1 Crack - Typical - Seal

6.6 **Wall**

☑ Drywall/Plaster

6.6.1 Stains

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



6.7 **Ceiling**

☑ Drywall/Plaster

7.0 **STRUCTURE**

7.1 **Limitations**

▲ Finish Materials

▲ Insulated

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

7.2 Structure General Comments

7.2.1 Fill and seal foundation cracks to prevent moisture intrusion and subsequent damages.



7.3 Foundation

- ⊙ Concrete

7.4 Support - Post / Beam / Column

- ⊙ Wood beam support
- ⊙ Wood support post

7.5 Floor Structure

- ⊙ Engineered wood - TJI

7.6 Wall Structure

- ⊙ Wood frame

7.7 Roof Structure

- ⊙ Engineered truss

7.8 Crawlspace

- ⊙ Crawlspace was inspected by entering the crawlspace.
- ⊙ Earth Floor
- ⊙ Mechanical Venting

7.8.1 Further investigate source of moisture in crawl space and repair as required to prevent secondary water damages. **(Crawlspace)**



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 North)**



8.5 Distribution Panel(s)

8.5.1 Inspected

8.5.2 Consult a qualified electrician to replace off brand breakers in GE panel to prevent electrical hazards. **(Garage)**



8.6 Grounding

- ⊙ Concealed

8.7 Branch Circuit Wiring

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

8.7.1 Provide permanent wiring to prevent electrical hazards associated with loose extension cord use. **(Crawlspace)**



8.8 Receptacles

- ⊙ Switched Outlets

8.8.1 Representative Number Of Outlets Inspected

8.8.2 Further investigate cause of inoperable/loose outlet and repair as required. **(Exterior North)**



8.8.3 Further investigate cause of inoperable outlets and repair as required. **(Exterior North)**



8.8.4 Replace damaged/missing switch plate/junction box cover to prevent electrical hazards.

- Crawlspace
- Shop



8.8.5 Repair hot/neutral reverse outlet to prevent electrical hazard. **(Shop)**



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. **(Crawlspace)**



8.10 Exhaust Fan(s)

8.10.1 Inspected

8.11 GFCI Devices

☑ Outlets

8.11.1 Inspected

8.12 Smoke Alarms

☑ 1st Floor

8.12.1 Install new and additional smoke detectors to promote safety.

8.13 Carbon Monoxide Alarms

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

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 Limitations

△ Further evaluate A/C unit. Running A/C when temperature is below 65° can cause damages to unit.

9.2 Thermostat(s)

☑ Programmable

9.3 Energy Source(s)

☑ Propane

9.4 AC / Heat Pump System(s)

☑ Air Conditioning System

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

9.4.2 Age: 5

Data Plate: (Exterior North)



9.5 Forced Air Furnace(s)

- ⊙ Gas Shut Off Beside Unit
- ⊙ High Efficiency

9.5.1 Inspected

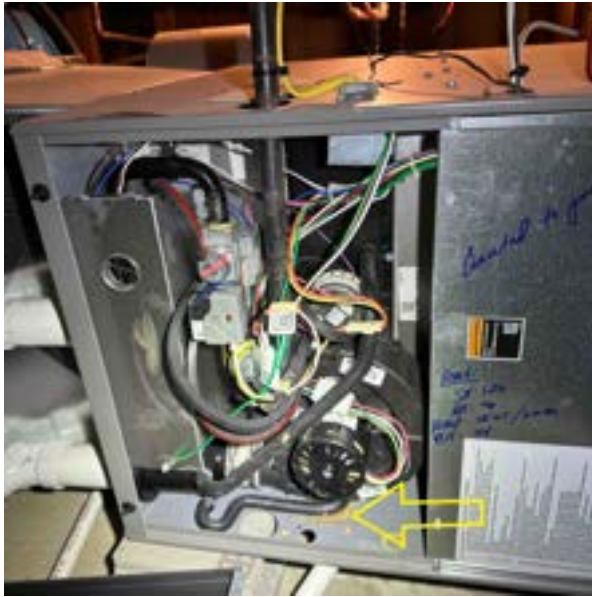
9.5.2 Typical life expectancy for a forced air furnace is between 20-25 years.

9.5.3 Age: 5

Data Plate: (Crawlspace)



9.5.4 Further investigate to determine cause and extent of corrosion in furnace and repair as required to prevent further damages. Clean and service furnace to promote system longevity. **(Crawlspace)**



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: **(Crawlspace)**



10.2 **Distribution Piping**

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

10.2.1 Corrosion Noted - Monitor For Leaking

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

10.2.3 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

10.2.4 Repair leaking distribution line to prevent secondary water damages.
(Crawlspace)



10.2.5 Repair distribution line showing signs of leaking to prevent secondary water damages. **(Crawlspace)**



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.

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

- Hallway Bathroom
- Master Bathroom



10.3.4 Repair leaking drain line to prevent secondary water damages. (Crawlspace)



10.3.5 Repair leaking drain line to prevent secondary water damages. (Crawlspace)



10.4 Water Heating Equipment

- ⊙ Storage tank hot water system.
- ⊙ Gas Shut Off Beside Unit
- ⊙ 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: 7

Data Plate: **(Hallway)**



10.4.5 Install discharge tube at temperature pressure relief valve to extend to within 6" of the ground to prevent injury. **(Hallway)**



10.5 Water Heater Venting

Atmospheric vent

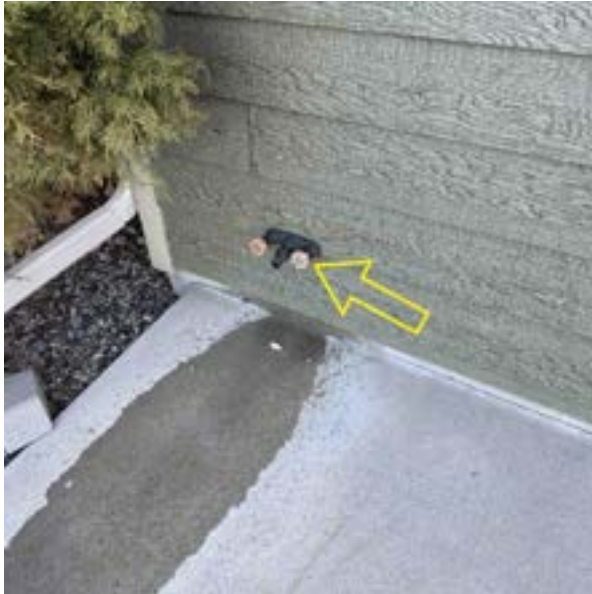
10.5.1 Corrosion

10.5.2 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.

10.6.2 Further investigate cause of inoperable hose bib cold water and repair as required. **(Exterior North)**



10.6.3 Secure loose hose bib to reduce secondary water damages. **(Exterior South)**



10.7 **Fixtures / Faucets**

10.7.1 Inspected

10.7.2 Repair binding temperature control at faucet to promote intended function.



10.8 **Sink(s)**

10.8.1 Inspected

10.8.2 Worn

10.9 **Toilet(s)**

10.9.1 Inspected

10.9.2 Secure bathroom stool to reduce secondary water damages.

- Hallway Bathroom
- Master Bathroom



10.9.3 Consult qualified plumber to evaluate vacuum bubble during toilet operation and repair as required to prevent moisture intrusion and damage. **(Master Bathroom)**



10.10 **Tub(s) / Shower(s)**

☉ Fiberglass

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

10.10.2 Minor Mildew - Treat/Clean

10.10.3 Worn - Scratches/Chips

10.10.4 Repair chips in shower to prevent further damages and subsequent water intrusion. **(Master Bathroom)**



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

- Hallway Bathroom
- Master Bathroom



10.11 Floor drain

10.11.1 None - a potential concern

10.12 Sump Pump

- ⊙ Submersible
- ⊙ To Exterior Grade

10.12.1 Inspected

10.13 Water Quality

10.13.1 Further investigate cause of discoloration in hot water supply and repair as required.



10.14 Septic System

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

11.0 INTERIOR

11.1 Floors

- ☑ Staining/Minor Damages
- ☑ Worn

11.2 Walls / Ceilings

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

11.2.1 Staining

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



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



11.3 Windows

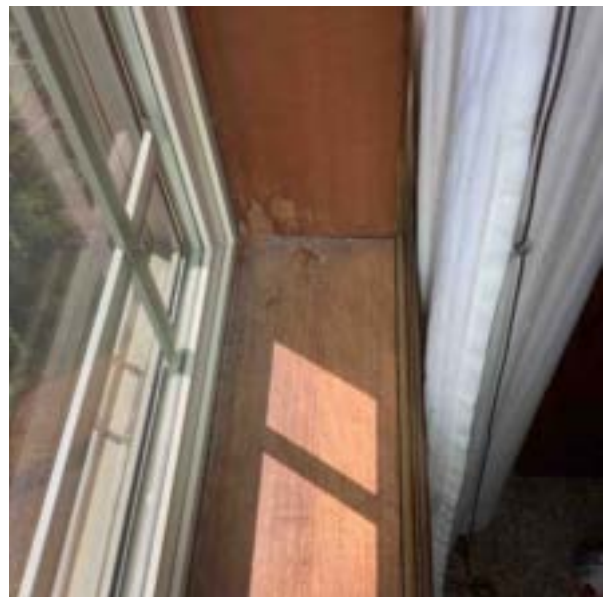
- ⊙ Fixed Pane
- ⊙ Thermal Pane

11.3.1 Binds - Adjust/Repair

11.3.2 Representative Number Inspected/Tested

11.3.3 Further investigate cause and extent of staining/damage on window trim and repair as required to prevent further damage.

- Den
- Master Bedroom



11.3.4 Further investigate cause and extent of staining/damage and possible mold growth on window trims to prevent further damages and promote health/safety. **(Master Bathroom)**



11.3.5 Repair damaged window trim to prevent further damages and promote weathering protection. **(Master Bedroom)**



11.3.6 Replace cracked glass to reduce subsequent safety/security hazards. **(Shop)**



11.4 **Doors**

11.4.1 Binds - Adjust/Repair

11.4.2 Minor Damages/Wear - Typical

11.4.3 Representative Number Inspected/Tested

11.5 **Entrance Door(s)**

☉ Deadbolt

☉ Hinged

11.5.1 Weather Stripping Worn/Missing

11.6 **Countertops / Cabinets**

☉ Solid Surface

11.6.1 Minor Damage/Scratches/Worn

11.6.2 Missing/Loose Hardware

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

11.6.4 Recaulk counters to prevent moisture intrusion and subsequent damages.

- Hallway Bathroom
- Kitchen
- Laundry area
- Master Bathroom



11.7 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 Food Waste Disposer

12.2.1 Determine cause of inoperable garbage disposal and repair as required.

(Kitchen)

**12.3 Clothes Dryer**

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