

MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT



1 Date: September 25, 2024

2
3 Property: 1718 Iris Lane, Billings, MT 59102

4 Seller(s): Leonie K Diemert, Jake Irons Diemert

5 Seller Agent: Kierney Nielsen

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 General Inspection completed prior to listing by Pillar to Post. Attached in
23 MLS for buyer's review.

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: 
36 Kierney Nielsen

37 Dated: September 25, 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: September 25, 2024

2
3 The undersigned Owner is the owner of certain real property located at 1718 Iris Lane
4 _____, in the City of Billings,
5 County of Yellowstone, Montana, which real property is legally described as:
6 EATON, L T SUBD, S36, T01 N, R25 E, BLOCK 2, Lot 3
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.

OWNER'S DISCLOSURE

15
16
17
18 Owner has never occupied the Property.
19 Owner has not occupied the Property since 09/1/24 (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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Owner's Property Disclosure Statement, September 2023
Page 1 of 7

DS Initial
IKD, JHO
Owner's Initials

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 fixed garbage disposal, all appliances in working
52 order, new dishwasher in last 2 years
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 water heater - 5 years old, replaced ceiling fan in master
59 garage door fixed by overhead door ^{bedroom}
60

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

63 hired mountain electric to make electrical repairs
64 noted in pre-inspection - receipt will be provided
65 once received

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

67 a. Faucets, fixtures, etc.
68 epoxy point repair on sewer line - see Roto Rock
69 INVOICE
70

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

73 N/A
74

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

76 N/A
77

78 Date Septic System was last pumped?

79 N/A
80

81 d. Public Sewer Systems (Clogging and Backing Up)

82 2021 sewer line back up from roots - see addition
83 provisions for more details - sewer line fix (see 4a)
84

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

88 Boiler - new 2021, A/C - 35 years old - in
89 working order, fixed in 2020 (seller will not replace)
90

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

93 gas fireplace in working order - sometimes takes a try
94 or two to ignite
95

96 7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)

97 NO KNOWN ISSUES
98
99

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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 floors redone 22-23, master bedroom freshly paint
105
106

107 9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water or water intrusion, and Fuel Tanks)

108 see additional provisions for details regarding
109 sewer line backup, no other water in basement
110

111 10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)

112 no known issues
113
114

115 11. ROOF: (Rain Gutters, Leakage, Deterioration, Ice build ups and Structural Condition)

116 new roof - 2019 by previous sellers, new gutters - 2021
117 exterior wall touch ups throughout
118

119 12. WATER: (Well Production, Water Quality and Quantity, Water Rights and Abandoned Wells)

120 N/A
121
122

123 a. Private well

124 N/A
125
126

127 b. Public or community water systems

128 public
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 hot tub has broken pump - not in working order
135 ~~sellers will not fix but will remove if buyers request~~
136 Hot tub does not stem
137

138 14. NUISANCES/HAZARDOUS MATERIALS: Waste dump or disposal or landfill or gravel pit or commercial use in
139 the vicinity of the Property, existing or proposed, which may cause smoke, smell, noise or other nuisance,
140 annoyance or pollution, any hazardous materials or pest infestations located on the Property or in the immediate
141 area:

142 none known
143
144

145 15. ALTERATIONS: (whether any substantial additions or alterations have been made to the Property without a
146 required permit) N/A
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 N/A
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 no known issues

158
159 18. HAZARD INSURANCE/DAMAGES/CLAIMS (past and present):

160 insurance claim for basement water backup - 20a
161 - 20a

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 Billings Carpet & Water Damage tested for Asbestos
192 when carpet was removed - treated by Safetech
193 in basement prior to installing new flooring

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. - see above, treated
- 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.
- 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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- 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

Additional details:

previous sellers had started converting closet in master into a bathroom - was told water was disconnected when it was not. water line cut & got water in the closet - area was completely dried out with fans. all dry wall was replaced.

bad sewer line connection had roots & caused water backup in basement. called Billings water damage & restoration - see attached list of itemized repairs completed. All work completed by licensed professionals per their recommendations. Roto Rooter cleaned connection & installed epoxy point repair to fix issue. inspected with camera & line is operational with no problems.

Billings carpet & restoration treated areas noted in home inspection.


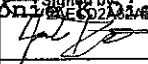
Buyer's or Lessee's initials

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Owner's Property Disclosure Statement, September 2023

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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.

294 DocuSigned by:
 295 Owner  Date 09/25/2024
 296 Leon
 297 Owner  Date 09/25/2024
Jake Irons

Buyer's or Lessee's Initials

BUYER'S ACKNOWLEDGEMENT

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Subject Property Address: 1718 Iris Lane, Billings MT, 59102

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.



Billings Carpet & Water Damage Restoration Inc.

Client: Leonie Gelfarth 1718 Iris Lane abatement & rebuild
Property: 1718 Iris Lane
Billings, MT 59102

Cellular: (406) 850-0266

Operator: ANDY

Estimator: Andy
Company: Billings Carpet & Water Damage Restoration
Business: P.O. Box 22594
Billings, MT 59104

Business: (406) 690-7430
E-mail: andy@billingscarpetcleaning.com

Reference: Andy Pirami
Position: President
Company: Billings Carpet & Water Damage Restoration Inc.
Business: P.O. Box 22594
Billings, MT 59104

Business: (406) 259-3333

Type of Estimate:

Date Entered: 11/24/2021

Date Assigned:

Price List: BILLINGSBWD

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2021-11-24-1422

The following is an estimate for the restoration work to be performed in your home / commercial property.



Billings Carpet & Water Damage Restoration Inc.

2021-11-24-1422

2021-11-24-1422

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Tear out drywall, cleanup, bag, per LF - to 4' - Cat 3 Remove approximately 72lf of affected dry (basement bathroom, bedroom, under stairs, and around HVAC, family room, utility room).	72.00 LF	9.88	0.00	0.00	711.36
2. Tear out wet non-salvageable carpet, cut/bag - Cat 3 water Pulled approximately 708sq of affected carpet. Family room, bedroom, closet, hallway, and under stair well.	708.00 SF	1.15	0.00	0.00	814.20
3. Tear out wet carpet pad, cut/bag - Category 3 water Pulled approximately 708sq of affected pad. Family room, bedroom, closet, hallway, and under stair well.	708.00 SF	1.08	0.00	0.00	764.64
4. Tear out wet paneling, bag for disp. Tear out approximately 172sq of tongue and groove paneling. In the bedroom, and family room.	172.00 SF	1.36	0.00	0.00	233.92
5. Tear out baseboard and bag for disp. - up to Cat 3	52.00 LF	1.42	0.00	0.00	73.84
6. Tear out wet drywall, cleanup, bag - Cat 3 Common wall of family room and HVAC room is approximately 7'x7' with four layers of materials: three layers of different thickness of paneling, one layer of dry wall!	245.00 SF	1.83	0.00	0.00	448.35
7. Tear out cabinetry - lower (base) units Tear out built in desk cabinets in bedroom.	11.00 LF	9.75	0.00	0.00	107.25
8. Clean stud wall - Heavy Clean approximately 208 of stud walls.	208.00 SF	0.00	1.96	0.00	407.68
9. HEPA Vacuuming - Light - (PER SF) Hepa vacuuming remaining walls.	288.00 SF	0.00	0.50	0.00	144.00
10. HEPA Vacuuming exposed framing w/ sheathing - Floor Hepa detailed vacuuming approximately 288sq of framing & concrete exterior walls. Bedroom, family room, bathroom, utility, HVAC, under stairwell.	288.00 SF	0.00	2.48	0.00	714.24
11. Apply mold/mildew stain remover to the surface area Treat approximately 208sq of affected stud walls.	208.00 SF	0.00	0.82	0.00	170.56
12. Apply biological cleaning agent (spore-based) to the surface area Treat approximately 494sq of affected floor and stud walls.	494.00 SF	0.00	0.36	0.00	177.84
13. Disinfect building - fog / spray - per SF - after hours Treat approximately 900sq the family room, bedroom, utility room, under stair well, laundry room, and bathroom.	900.00 SF	0.00	0.71	0.00	639.00
14. Plastic bag - used for hazardous waste cleanup - Large Approximately 40 bags.	40.00 EA	0.00	3.68	0.00	147.20



Billings Carpet & Water Damage Restoration Inc.

CONTINUED - 2021-11-24-1422

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
15. Add for personal protective equipment - Heavy duty	4.00 EA	0.00	37.88	0.00	151.52
16. Personal protective gloves - Heavy duty (per pair)	6.00 EA	0.00	6.52	0.00	39.12
17. Negative air fan/Air scrubber (24 hr period) - No monit. Two air scrubber for four days.	8.00 DA	0.00	70.00	0.00	560.00
18. Add for HEPA filter (for negative air exhaust fan) Partial Hepa filter usage charge for two air scrubbers.	2.00 EA	0.00	85.00	0.00	170.00
19. Containment Barrier/Airlock/Decon. Chamber Approximately 210sq of barrier.	210.00 SF	0.00	1.09	0.00	228.90
20. Peel & seal zipper - heavy duty	2.00 EA	0.00	17.50	0.00	35.00
21. Containment Barrier - tension post - per day Four tension poles for four days.	16.00 DA	0.00	3.30	0.00	52.80
22. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	375.00	0.00	0.00	375.00
23. Equipment decontamination charge - per piece of equipment Two air scrubbers tension poles and tools used on project.	4.00 EA	0.00	46.32	0.00	185.28
24. Benjamin Frankling estimate to detach radiator and hook back up. Benjamin Franklin estimate \$2,419.00 10% overhead \$241.90 10% profit \$241.90 <u>Total \$2902.80</u>	1.00 EA	0.00	2,902.80	0.00	2,902.80
25. Asbestos test fee - full service survey - base fee Northern Industrial Hygiene asbestos testing invoice \$378.50 10% overhead \$37.85 10% profit \$37.85 <u>Total \$454.20</u>	1.00 EA	0.00	454.20	0.00	454.20
26. Asbestos & mold test fee - air clearance- base fee Northern Industrial Hygiene clearance testing estimate. \$1025.00 10% overhead \$102.50 10% profit \$102.50 <u>Total \$1260.00</u>	1.00 EA	0.00	1,260.00	0.00	1,260.00
27. Safetech asbestos abatement. A copy of their estimate will be included in email.	1.00 EA	0.00	4,080.00	0.00	4,080.00



Billings Carpet & Water Damage Restoration Inc.

CONTINUED - 2021-11-24-1422

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Safetech estimate for asbestos abatement \$3400.00 10% overhead \$340.00 10% profit \$340.00 <u>Total \$4080.00</u>					
28. Choice Floors estimate for replacement of affected carpet. Acopy of their estimate will be included in email. Choice Floors \$4582.00 10% overhead \$458.20 10% profit \$458.20 <u>Total \$5498.40</u>	1.00 EA	0.00	5,498.40	0.00	5,498.40
29. Shaw Construction estimate for repairs. a copy of their estimate will be included in email. Shaw estimate for repairs \$44,492.00 10% overhead \$4,449.20 10% profit \$4,449.20 <u>Total \$53,390.40</u>	1.00 EA	0.00	53,390.40	0.00	53,390.40
Total: 2021-11-24-1422				0.00	74,937.50
Line Item Totals: 2021-11-24-1422				0.00	74,937.50



Summary

Line Item Total	74,937.50
Replacement Cost Value	\$74,937.50
Net Claim	\$74,937.50

Andy



Recap of Taxes



Billings Carpet & Water Damage Restoration Inc.

Client: Leonie Gelforth Boiler
Property: 1718 Iris
Billings, MT 59102

Cellular: (406) 850-0266

Operator: ANDY

Estimator: Andy
Company: Billings Carpet & Water Damage Restoration
Business: P.O. Box 22594
Billings, MT 59104

Business: (406) 690-7430
E-mail: andy@billingscarpetcleaning.com

Reference: Andy Pirami
Position: President
Company: Billings Carpet & Water Damage Restoration Inc.
Business: P.O. Box 22594
Billings, MT 59104

Business: (406) 259-3333

Type of Estimate:

Date Entered: 3/22/2022

Date Assigned:

Price List: BILLINGSBLGS2022

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2022-03-22-1154

The following is a estimate for the restoration work to be performed in your home property.



Billings Carpet & Water Damage Restoration Inc.

2022-03-22-1154

2022-03-22-1154

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Benjamin Franklin plumbing estimate for boiler replacement. A copy of their estimate will be included in email. Boiler unit needed to be taken down so asbestos tiles could be removed. During re-installation leaks started to come from multiple areas. Mark from Benjamin Franklin Plumbing went over that when the system is shut down the system starts to contract and when hooked backup swells back to its original place that is when the leaks started to occur.	1.00 EA	0.00	7,978.00	0.00	1,595.60	9,573.60
Total: 2022-03-22-1154				0.00	1,595.60	9,573.60
Line Item Totals: 2022-03-22-1154				0.00	1,595.60	9,573.60



Summary

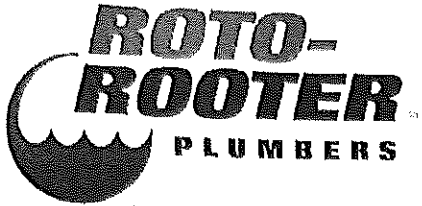
Line Item Total	7,978.00
Overhead	797.80
Profit	797.80
	<hr/>
Replacement Cost Value	\$9,573.60
Net Claim	\$9,573.60
	<hr/> <hr/>

Andy



Recap by Category

O&P Items	Total	%
<hr/> WATER EXTRACTION & REMEDIATION	<hr/> 7,978.00	<hr/> 83.33%
O&P Items Subtotal	7,978.00	83.33%
Overhead	797.80	8.33%
Profit	<hr/> 797.80	<hr/> 8.33%
<hr/> Total	<hr/> 9,573.60	<hr/> 100.00%



Roto-Rooter Plumbing
 PO Box 20295
 Billings, MT 59104
 (406) 252-5146

Invoice 100409134
 Invoice Date 7/31/2024
 Completed Date 7/31/2024
 Technicians Emmitt P.
 Mike B.
 Roland B.

Customer PO
 Payment Term Net 30
 Due Date 8/30/2024
 Job Address
 Leonie Diemert
 1718 Iris Lane
 Billings, MT 59102 USA

Billing Address
 Leonie Diemert
 1718 Iris Lane
 Billings, MT 59102 USA

Description of Work

Cleaned connection from PVC to HDPE with Maxi miller and chains. Prepared connection with sanding panels. Installed epoxy point repair for bad connection. Inspected with camera, line is operational with no visual problems. Line is 110' from outside clean out to city sewer.

Task #	Description	Quantity	Your Price	Your Total
Repair >QP	Price is for repair work done as per quoted price.	1.00	\$2,700.00	\$2,700.00

Paid On	Type	Memo	Amount
7/22/2024	Check	101	\$1,350.00

Sub-Total	\$2,700.00
Tax	\$0.00
Total Due	\$2,700.00
Payment	\$1,350.00
Balance Due	\$1,350.00

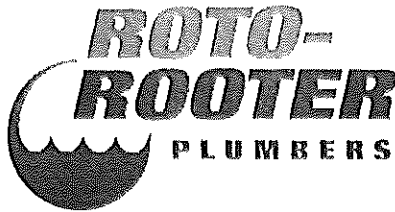
Thank you for choosing Roto-Rooter Plumbing & Drain Service.

By authorizing this work order, I agree that the work was done to my satisfaction. I also agree that the seller will retain title to any equipment or material furnished until final and complete payment is made. If payment is not made as agreed the seller shall have the right to remove same and the seller will be held harmless for any damages resulting from the removal thereof. A finance charge of 1.5% per month (18% APR) will be charged on all past due balances.

7/31/2024

I have inspected all of the work done by Roto-Rooter Plumbing & Drain Service pursuant to the contract terms agreed by me at Leonie Diemert (the location described in the contract). I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed by [the contractor] to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

7/31/2024



Roto-Rooter Plumbing
 PO Box 20295
 Billings, MT 59104
 (406)252-5146

Invoice 100450042
 Invoice Date 8/1/2024
 Terms Net 30
 Completed Date 8/1/2024
 Technician Ernmitt P.
 Customer PO
 Payment Term Net 30
 Due Date 8/31/2024
 Job Address
 Leonie Diemert
 1718 Iris Lane
 Billings, MT 59102 USA

Billing Address
 Leonie Diemert
 1718 Iris Lane
 Billings, MT 59102 USA

Description of Work

Tightened garbage disposal to mounting bracket.
 Unable to find a leak for laundry room sink at this time.
 Note: Did not charge \$5 fuel surcharge due to having to reschedule job.

Task #	Description	Quantity	Your Price	Your Total
Roto-Rooter Plumbing	Roto-Rooter Plumber charge. Charge is per hour; after initial hour charge in 1/4 hour increments.	1.00	\$165.00	\$165.00
			Sub-Total	\$165.00
			Tax	\$0.00
			Total Due	\$165.00
			Balance Due	\$165.00

Thank you for choosing Roto-Rooter Plumbing & Drain Service.

By authorizing this work order, I agree that the work was done to my satisfaction. I also agree that the seller will retain title to any equipment or material furnished until final and complete payment is made. If payment is not made as agreed the seller shall have the right to remove same and the seller will be held harmless for any damages resulting from the removal thereof. A finance charge of 1.5% per month (18% APR) will be charged on all past due balances.

8/1/2024

I have inspected all of the work done by Roto-Rooter Plumbing & Drain Service pursuant to the contract terms agreed by me at Leonie Diemert [the location described in the contract]. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed by [the contractor] to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

8/1/2024



Billings Carpet & Water Damage

Leonnie Gelfarth
 1718 Iris Ln
 Billings, MT 59102

(406) 850-0266
 Lgelfarth@yahoo.com

JOB	#119956
SERVICE DATE	Sep 20, 2024
PAYMENT TERMS	Upon receipt
DUE DATE	Sep 20, 2024
AMOUNT DUE	\$157.56

CONTACT US

P.O. Box 22594
 Billings, MT 59104

(406) 259-3333
 billingscarpetandwater@gmail.com

Service completed by: JOE BROERE

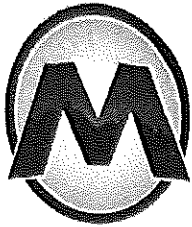
INVOICE

Services	Amount
Anti-Microbial Treatment	\$209.56
Vac and treat several small areas per home inspection 2 hours labor	

Subtotal	\$209.56
Discount	-\$52.00
Job Total	\$157.56
Amount Due	\$157.56

Thank you for your business!

See our Terms & Conditions



**MOUNTAIN
ELECTRIC**

INVOICE

PO Box 31532
Billings, MT 59107

INVOICE NO
31248

(406) 245-8658

CUST Leonie Gelfarth
1718 Iris Ln
Billings, MT 59102

SITE Gelfarth, Leoni
1718 Iris Ln
Billings, MT 59102

ACCOUNT NO	INVOICE DATE	TERMS	DUE DATE		PAGE
GELLEO	9/1/2023	Net 0	9/1/2023		1

ORDER 33079, PO

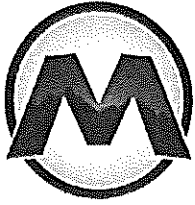
ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
LABOR	2:00Hr	8/23 Ran power from the attic to the closet and installed a customer supplied fixture and switch.	115.00	230.00*
	15	12-2 Romex	1.44	21.60*

* means item is non-taxable

TOTAL AMOUNT 251.60

We now accept all major credit cards - a 3% fee will be added to the invoice.

Go to MNTLEC.COM and let us know how we did for you!



MOUNTAIN ELECTRIC

INVOICE

PO Box 31532
Billings, MT 59107

INVOICE NO
31247

(406) 245-8658

CUST Leonie Gelfarth
1718 Iris Ln
Billings, MT 59102

SITE Gelfarth, Leoni
1718 Iris Ln
Billings, MT 59102

ACCOUNT NO	INVOICE DATE	TERMS	DUE DATE	PAGE
GELLEO	9/1/2023	Net 0	9/1/2023	1

ORDER 33138, PO

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
LABOR	2.30Hr	8/23 Added power to the closet and wine cabinet by running power from the basement.	115.00	287.50*
	35	12-2 Romex	1.44	50.40*
	1	Box	1.18	1.18*
	1	Outlet	1.42	1.42*

* means item is non-taxable

TOTAL AMOUNT 340.50

We now accept all major credit cards - a 3% fee will be added to the invoice.

Go to MTNELEC.COM and let us know how we did for you!

Air Controls - Billings Inc

P. O. Box 1277
Billings, MT 59103

Customer Number: 2792

Bill To: Gelfarth Leonie
1718 Iris Lane

Billings, MT 59102



Invoice Number: 3396
Date of Invoice: 10/27/2020
Job Number: S003194
Purchase Order:

Gelfarth Leonie
1718 Iris Lane
Billings, MT 59102

Work Requested: New TSTAT was installed in June it controls the AC but not the furnace. Check warranty.

Description of Repair: CONNOR BERST

10/23: Thermostat in the hallway by the bathroom controls the boiler. Thermostat in the living room controls the AC. Opened up auto air bleeders to get air out of the boiler system to get water flow restored. Told customer to close all vents when she could feel heat coming. Thank you

Quantity	Description	U/M	Rate/Unit	Price
1.00	Regular Time		90.00	90.00

Sales Tax	0.00
Invoice Amount	90.00
TOTAL	90.00

ANY ACCOUNT OVER 45 DAYS WILL BE SUBJECT TO COLLECTION



HEATING, AIR CONDITIONING
REFRIGERATION, STAINLESS STEEL
Website: www.aircontrols.com
2115 2nd Ave. North • P.O. Box 1277 • Billings, MT 59103
Phone: (406) 245-6416 • Fax: (406) 245-3479

SERVICE ORDER # 100 - 83384

<input type="checkbox"/> COD	<input type="checkbox"/> CHARGE	<input type="checkbox"/> NO CHARGE
A/C JOB # 258747	CUSTOMER W/O #	
MAKE	MAKE	
MODEL	MODEL	
SERIAL #	SERIAL #	

BILL TO _____

JOB NAME Leanne Galt DATE 6/7/20
STREET 1719 J. St.
CITY Billings ST MT ZIP _____
PHONE 350-0266 LOG IN _____ LOG OUT _____
CALLER _____ AUTHORIZED BY _____

DESCRIPTION OF WORK PERFORMED
6/7/20
A/C Nap - Turned T-stat to cool,
nothing came on. Got air handler
in the attic, checked power. Took
T-stat off wall, fused R, G, Y together.
Turned power back on & everything
started working. The T-stat also runs
11' heater. The only T-stat that
I had that would work is priority.
T will return tomorrow. I will also
bring a 20x20x1 filter.

QTY	MATERIALS & SERVICES	UNIT PRICE	AMOUNT
1	T-stat		135.00
2	20x20x1 filter		16.00
TOTAL MATERIALS			151.00

6/8/20
Picked up new T-stat filter.
Replaced T-stat, installed filter
& left \$ for spare. Tested operation

QTY	RATE	NAME	DATE	UNIT PRICE	AMOUNT
1 1/2	CT	Kent	6/7/20	135.00	202.50
1 1/2	RT	Kent	6/8/20	90.00	135.00
TOTAL LABOR					337.50

<input type="checkbox"/> FILTER	<input type="checkbox"/> COOL TD
<input type="checkbox"/> BELT	<input type="checkbox"/> DISC PSIG
<input type="checkbox"/> HEAT ANT	<input type="checkbox"/> SUCT PSI
<input type="checkbox"/> HEAT TR	<input type="checkbox"/> TAG EQUIP
<input type="checkbox"/> GAS MANFLD	<input type="checkbox"/> STICKER

I have the authority to order the work outlined above which has been satisfactorily completed. I agree that Seller retains title to equipment/materials furnished until final payment is made. If payment is not made as agreed, Seller can remove said equipment/materials at Seller's expense. Any damage resulting from said removal shall not be the responsibility of Seller.

TOTAL SUMMARY	
TOTAL MATERIALS	151 10
TOTAL LABOR	337 50
FUEL CHARGE	
TOTAL	488 60

JOB COMPLETE YES NO
TERMS: NET 10 DAYS TO ESTABLISHED ACCOUNTS, 1 1/4 PER MONTH CHARGED ON PAST DUE ACCOUNTS - 15% ANNUALLY
I have read, and understand, all conditions of this transaction.
CUSTOMER SIGNATURE [Signature] DATE 6/8/20
Thank You!



1155 Capricorn Place
 Billings, MT 59105
 406-256-1010
 elitemechanical406.com

REWORK NO.
 WORK ORDER NUMBER
 PAGE # OF
 DATE 5/11/11

SERVICE LOCATION				BILLING ADDRESS			
NAME		STORE		NAME		NO	
ADDRESS		CITY		ADDRESS		CITY	
STATE		ZIP CODE		STATE		ZIP CODE	

MANUFACTURER
 MODEL NO.
 SERIAL NO.

TROUBLE REPORTED:
 DATE: TIME: REPORTED BY: P.O. NUMBER:

WORK PERFORMED:
 Found faulted down part from
 old compressor. Replaced with new
 part. Found problem with
 control valve on 100 and checked suspect
 valve.

OLD COMPRESSOR											
QTY	TRUCK	CODE	PO NO.	TIME OUT	DESCRIPTION					EACH	EXTENSION
											90
ARRIVAL TIME:		SUN.	MON.	TUE	WED.	THUR.	FRI.	SAT.	HOLIDAY	TOTAL MATERIALS	
											90
		SERVICE TECH	TIME IN	TIME OUT	REG	OT	TOTAL HOURS	HOURLY RATE	TOTAL SELL	TOTAL LABOR	560
JOB COMPLETE:										MILEAGE	
YES <input type="checkbox"/>		Bob	8:40	10:30			2.5		110	FREIGHT	
NO <input type="checkbox"/>		Bob	8:40	10:30			2.5		275	RENTAL	650
ALARM ON:										SUBTOTAL	35
YES <input type="checkbox"/>										SALES TAX	650
NO <input type="checkbox"/>										TOTAL AMOUNT DUE	615

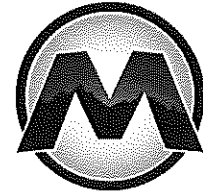
A SERVICEMAN'S WORK ORDER - THIS IS NOT AN INVOICE TO BE USED FOR BILLINGS ON C.O.D. TRANSACTIONS ONLY. A FINANCE CHARGE OF 1-1/2% PER MONTH, 18% PER ANNUM IS CHARGED ON ALL PAST DUE ACCOUNT.

I UNDERSTAND THAT THE TOTAL OF THIS INVOICE IS DUE AND PAYABLE UPON ACCEPTANCE AN INTEREST SHALL ACCRUE ON ALL PAST DUE ACCOUNTS AT THE RATE OF 1-1/2 PERCENT PER MONTH IN THE EVENT PAYMENT IS NOT MADE AND THE ACCOUNT IS REFERRED TO A COLLECTION AGENCY OR AN ATTORNEY, I WILL PAY THE COLLECTION INCLUDING ATTORNEY'S FEES AND COSTS INCURRED.

CUSTOMER SIGNATURE:

Mountain Electric of Montana, Inc

P.O. Box 31532
Billings, MT 59107 US
+14062458658
Service@mtnelec.com
http://www.mtnelec.com



INVOICE

BILL TO

Leonie Diemert
1718 Iris Lane
Billings, Montana 59102

SHIP TO

Leonie Diemert
1718 Iris Lane
Billings, Montana 59102

INVOICE # 1971

DATE 08/13/2024
DUE DATE 08/28/2024
TERMS Net 15

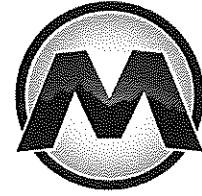
SHIP DATE	MOUNTAIN JOB#	ELECTRICIAN	SERVICE DATE
09/13/2024	437	Josh K.	09/13/2024

DATE	DESCRIPTION	QTY	RATE	AMOUNT
08/13/2024	Service Rate (Electrician) Removed (3) old fans. Installed (2) cs lights and a cs fan. Customer provided materials.	3	130.00	390.00

A 50% down payment is required before scheduling on all accepted estimates.

SUBTOTAL	390.00
TAX	0.00
TOTAL	390.00
BALANCE DUE	\$390.00

Mountain Electric of Montana, Inc
P.O. Box 31532
Billings, MT 59107 US
+14062458658
Service@mtnelec.com
http://www.mtnelec.com



INVOICE

BILL TO
Leonie Diemert
1718 Iris Lane
Billings, Montana 59102

SHIP TO
Leonie Diemert
1718 Iris Lane
Billings, Montana 59102

INVOICE # 2220
DATE 09/05/2024
DUE DATE 09/30/2024
TERMS Net 15

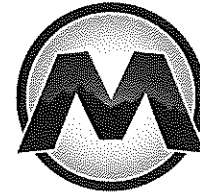
DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Service Rate (Electrician)	6	130.00	780.00
	GFCI Protection Added to Ungrounded Receptacles: -Installed GFCI protection to ungrounded outlets as required. -Outlets with GFCI protection have been labeled with appropriate stickers for identification. Outdoor Receptacle Work: -Blanked off an outdoor receptacle that was previously fed by an extension cord to ensure safety and compliance. Future Work: -Additional work is required on remaining receptacles.			
	C035 15A GFCI	3	37.87	113.61
	D117 1P 20A GFI/ARC Combo	2	142.22	284.44
	C012 WP Switch Cover	1	28.87	28.87
	A906 1G Cut-in	2	9.76	19.52

A 50% down payment is required before scheduling on all accepted estimates.

SUBTOTAL 1,226.44
TAX 0.00
TOTAL 1,226.44
BALANCE DUE **\$1,226.44**

Mountain Electric of Montana, Inc

P.O. Box 31532
Billings, MT 59107 US
+14062458658
Service@mtnelec.com
http://www.mtnelec.com



INVOICE

BILL TO

Leonie Diemert
1718 Iris Lane
Billings, Montana 59102

SHIP TO

Leonie Diemert
1718 Iris Lane
Billings, Montana 59102

INVOICE # 2223

DATE 09/27/2024
DUE DATE 10/12/2024
TERMS Net 15

MOUNTAIN JOB#
654

ELECTRICIAN
Josh K.

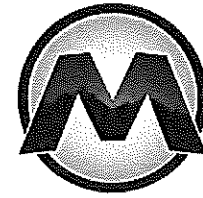
SERVICE DATE
08/21/2024

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Service Rate (Electrician)	*Replaced gfci receptacles on front of house and garage. *Removed double tap conductors in panel. *Inspection of exterior fp panel. *Inspected garage wiring. *Sub panel in garage controls power to the receptacles in the report. *Exposed wire above the garage ceiling is not energized. *Replaced switch plate.	4	130.00	520.00
C040 15A GFCI TR	C040 15A GFCI TR	2	37.87	75.74

SUBTOTAL	595.74
TAX	0.00
TOTAL	595.74
BALANCE DUE	\$595.74

Mountain Electric of Montana, Inc

P.O. Box 31532
Billings, MT 59107 US
+14062458658
Service@mtnelec.com
http://www.mtnelec.com



INVOICE

BILL TO

Leonie Diemert
1718 Iris Lane
Billings, Montana 59102

SHIP TO

Leonie Diemert
1718 Iris Lane
Billings, Montana 59102

INVOICE # 2225

DATE 09/23/2024
DUE DATE 10/08/2024
TERMS Net 15

MOUNTAIN JOB#
867

ELECTRICIAN
Cade L.

SERVICE DATE
09/23/2024

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Service Rate (Electrician)	*Installed ground bar in distribution panel. *installed cover plates where needed. *installed conduit for exposed uf wire. *re-terminated wires in distribution panel	3.50	130.00	455.00
Materials	Materials used to install cover plates, install conduit, install ground bar, and re-terminate wires.	1	57.92	57.92

SUBTOTAL	512.92
TAX	0.00
TOTAL	512.92
BALANCE DUE	\$512.92

FEB-10-23
BRET Haele

INVOICE

No. 021023
406, 697-2247
Telephone

Installer
Address City State/Province Zip/Postal Code Telephone

Floor Covering Retailer
Address City State/Province Zip/Postal Code Telephone
LEONNE 850-0266

Customer
Address City State/Province Zip/Postal Code
1718 IRIS

Quantity	U/M*	Material	Description	Price	Total
		Carpet	A INSTALL UP IN BATH RFR TOILET AND BASE		400
		Ceramic Tile			
		Hardwood			
		Laminate			
		Marble			
		Padding			
		Vinyl (sheet)			
		Vinyl (tile)	B INSTALL STAIRS & LANDING		
		Other	Description/Comments/Diagrams 1 Square = <input type="text"/> ft.		
		Base ()	A PREP		300
		Base ()			
		Disposal			
		Furniture			
		Mouldings			
		Refrigerator			
		Repairs			
		Stairs			
		Stove			
		Subfloor Prep			
		Take-Up			
		Toilet			
		Trip Charge			
		Underlayment			
		Vinyl Cove			
		Washer/Dryer			

FULL
GUARANTEE
ON STAIRS
& LANDING
PAID 2/10

Installer Signature
Thank You

Date

Total \$ 700
Guarantee:



Bret

Date _____

Your Floors, Your Choice

PO Box 17531

Colorado Springs, CO 80933

~~1-844-456-4076~~

Sold To: Leanne Selgrath Email: _____
 Address: 1718 Iris Lane
 City: Billar State: MT Zip: 59102
 Cell/Phone: 502-0266 Work Phone: _____ SM/ _____

Sales Rep <u>Jim Moreland</u>	Date Ordered	Check #	Pick-up At
----------------------------------	--------------	---------	------------

SQ. YDG	LN. FT.	Description	Unit Price	Shipping	Total
		Please give check to installer			
		#1 made to Jim Moreland			
		#2 Bret Heale			
	#1	materials Landing / Bathroom			
2 ea		STAIR ROSE	50-		100-
2 ea		Anvil plus #0197	3-		165-
					265-
	#2	LABOR STEPS INSTALLATION FLOOR PREP			
Order Approval X					
* THIS INVOICE IS FOR MATERIAL COST ONLY.					
* CHOICE FLOORS IS NOT RESPONSIBLE FOR INSTALLATION.					
* NO RETURNS ON SPECIAL ORDERS. 25% RESTOCKING FEE.					

Thank You
 Total \$ _____
 paid 2/10/13

INVOICE

No. 777
 Telephone (406) (917) 2847

Date: BRET Hoelle
 Installer

Address _____ City _____ State/Province _____ Zip/Postal Code _____
 Telephone _____

Floor Covering Retailer CHOICE
 Address 1716 IRIS LANE City _____ State/Province _____ Zip/Postal Code 850-0266
 Telephone _____

Customer LEONIE
 Address _____ City _____ State/Province _____ Zip/Postal Code _____

Quantity	U/M*	Material	Description	Price	Total
		Carpet	A- TEAR-OUT / REMOVE OF FLOORING AND PREP		1500
		Ceramic Tile			
		Hardwood			
		Laminate			
		Marble			
		Padding	B	INSTALL 940 SQ FT	215.00
		Vinyl (sheet)	C	APPLIANCES 3	225.00
		Vinyl (tile)		75 ⁰⁰ FA	
		Other	Description/Comments/Diagrams	1 Square =	ft.
		Base (D	FURNITURE 3	50
		Base (E	INSTALL 4 ROOMS	300
		Disposal		104 LN FT	
		Furniture	F	INSTALL QUARTER	300
		Mouldings		MATERIAL	
		Refrigerator		BASE 4 INCH	
		Repairs		25 x 8 IN NET	325
		Stairs		13 STAIRS	270
		Stove		WASHER/DRYER	
		Subfloor Prep		WASHER/DRYER	
		Take-Up			
		Toilet			
		Trip Charge			
		Underlayment			
		Vinyl Cove			
		Washer/Dryer			
				Total	\$ 585

2238
 6/24
 2009

Customer Signature _____

Date _____

Total **\$ 585**

Guarantee: _____