



## Home Inspection Report

Prepared exclusively for  
**Kierney Nielsen**



PROPERTY INSPECTED:

**1718 Iris Lane  
Billings, MT 59102**

**Date of Inspection: 08/16/2024**

Inspection No. 45957-1-1121

**INSPECTED BY:**

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*Each office is independently owned and operated*

# INSPECTION REPORT

## 1.0 INTRODUCTION

### 1.1 Scope of Inspection

1.1.1 All smoke detectors over 10 years old should be replaced for safety as a precautionary measure. Some have a limited lifespan and older technology detectors are not as effective as newer ones.

Inspection limited by furnishings throughout the home including but not limited to furniture, blinds, curtains, wall & floor coverings, possibly fresh paint, boxes, appliances, clothes, items stored under some or all sinks, and storage items.

Repairs recommended in this report are recommended to be performed prior to closing, by qualified professionals. Extent of issues or full damage in some instances may not be known until the qualified specialist inspects the situation and is able to fully evaluate.

This is not a building code inspection. Local codes, city and county, can vary significantly and change regularly over time, and are not a part of this home inspection. Consult seller as to permits obtained for work performed on the property to ensure they were obtained as required for remodel work, and additions.

### 1.2 Approximate Year Built

1.2.1 Age: 74

### 1.3 Inspection / Site Conditions

☉ Sunny

1.3.1 Approximate Temperature: 70

## 2.0 PROPERTY AND SITE

### 2.1 Limitations

- ▲ Obstruction/Debris
- ▲ Outdoor furniture limited the inspection of the patio(s)
- ▲ Storage limited the inspection of the walkway(s).
- ▲ Storage limited the inspection of the patio(s).

### 2.2 Landscape / Grading

- ☉ Bush/Hedge/Flower Bed
- ☉ Slopes To Structure

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

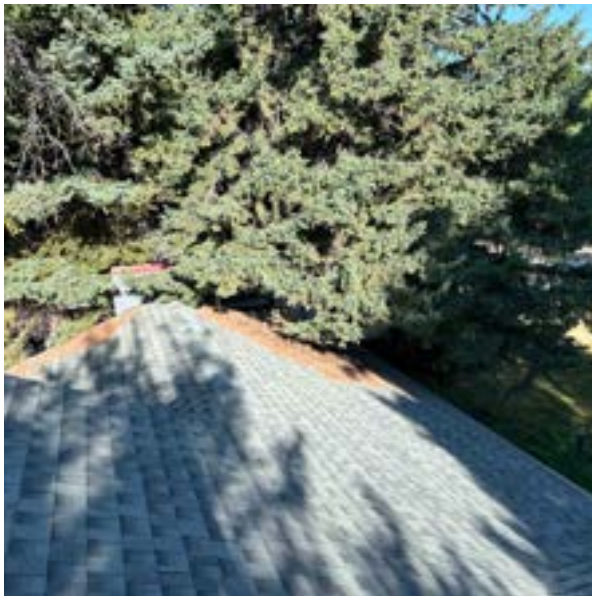
2.2.2 Regrade to slope away from structure to reduce foundation deterioration potential water entry and subsequent damage. Monitor landscape grading near foundation for signs of normal soil compaction and correct as required.

- Exterior North
- Exterior South
- Exterior West
- Garage



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 West



**2.3 Walkway(s)**

- ⊙ Concrete

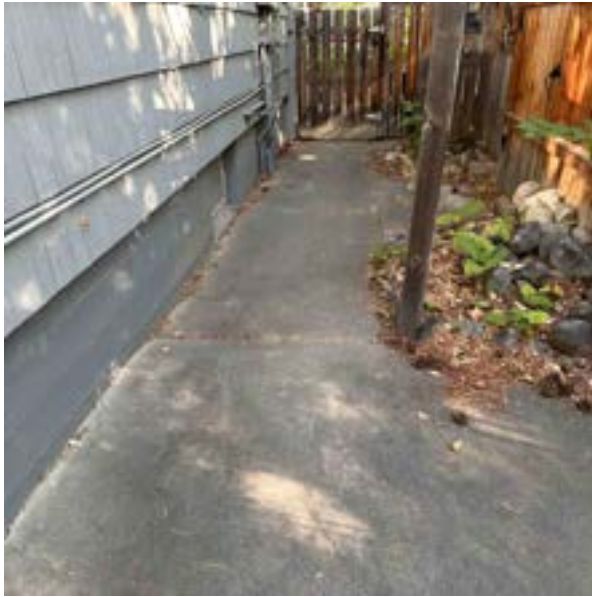
2.3.1 All walkways on the property were inspected.

2.3.2 Repair damaged/deteriorated/uneven walkways/driveway/patio to prevent further damage and prevent safety hazards.

- Exterior East
- Exterior North
- Exterior South
- Garage



2.3.3 Reslope walkway to drain away from structure to prevent deterioration and water entry. **(Exterior East)**



**2.4 Driveway(s)**

- Concrete

2.4.1 Driveway(s) were inspected.

**2.5 Patio(s)**

- Concrete

2.5.1 All patios on the property were inspected.

2.5.2 Further investigate cause and extent of water damage in patio cover and repair as required to promote stability and prevent further damage. **(Exterior South)**



**3.0 EXTERIOR**

**3.1 Limitations**

- Foundation partially concealed.

**3.2 Foundation Surface**

- Concrete

**3.3 Wall Surface**

- ⊙ Wood/Composite Siding/Trim
- ⊙ Brick veneer

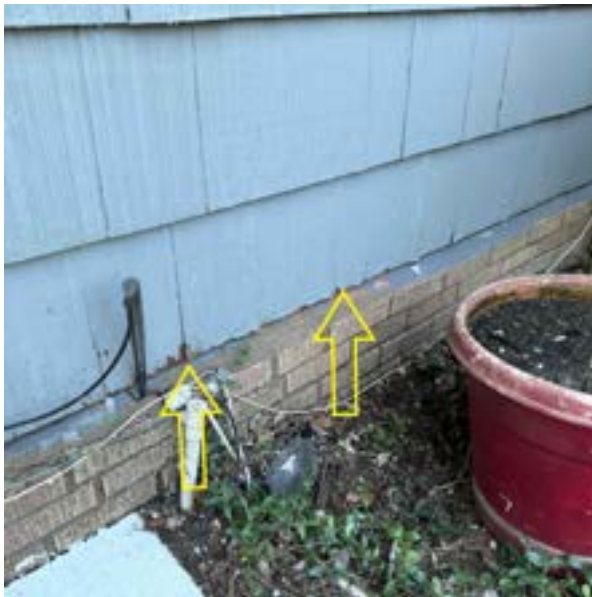
3.3.1 Exterior wall surfaces were inspected from ground level.

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. **(Throughout)**



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



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

- Exterior East
- Exterior North
- Exterior South
- Exterior West
- Garage









3.3.6 Repair/repoint damaged brickwork to prevent further damage and promote weathering protection.

- Exterior North
- Exterior South



3.3.7 Replace missing vent cover to prevent further damages and promote weathering protection/deter pest entry. **(Garage)**



### 3.4 Eaves / Fascia / Soffit

- Moisture Staining Evident - Monitor
- Wood

3.4.1 Inspected from ground level.

### 3.5 Windows

- Wood

3.5.1 Exterior window frames and trim inspected from ground level.

3.5.2 Repair deteriorated window glazing as required to promote weathering protection and prevent further damage. **(Garage)**



### 3.6 Porch(es)

- Concrete
- Wood Railing

3.6.1 Exterior porch(es) were inspected.

3.6.2 Secure loose railing to promote safety. **(Exterior North)**



**4.0 ROOFING SYSTEM**

**4.1 Roofing Inspection Method**

- ☑ Walked on roof surface.

**4.2 Sloped Surface(s)**

- ☑ Asphalt shingles

4.2.1 Consult a qualified roofer to evaluate scarred/damaged shingles, lifting flashing, and exposed nailheads and repair as recommended.





#### 4.3 Flashings

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

#### 4.4 Roof Drainage

- Above Ground Discharge
- Aluminum

4.4.1 Clean and maintain gutters/downspouts and ensure any below grade downspouts are free-flowing to promote intended drainage away from structure, prevent secondary water damages and potential moisture intrusion.

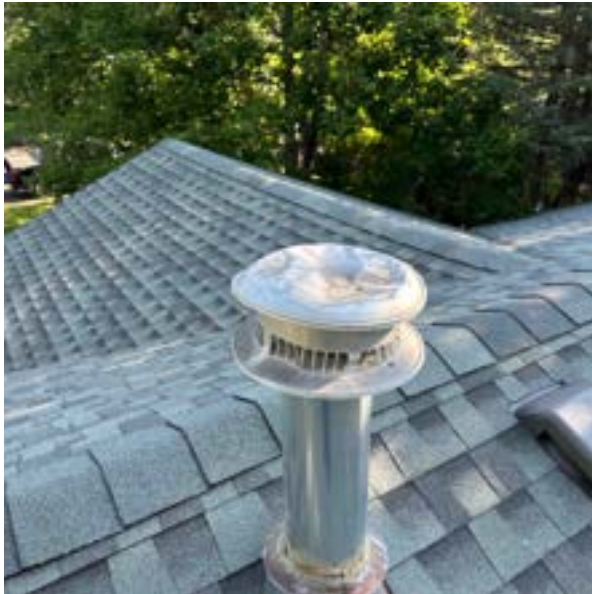
4.4.2 Minor damage noted to gutters/downspouts. Does not appear to interfere with intended operation. This is considered a cosmetic defect.

#### 4.5 Chimney(s)

- Furnace/Water Heater
- Metal

4.5.1 Corrosion

4.5.2 Replace damaged chimney cap to prevent further damage and moisture intrusion.



#### 5.0 ATTIC

##### 5.1 Limitations

- Insulation

##### 5.2 Attic Access

- Ceiling Hatch
- Entered

##### 5.3 Insulation

- Fiberglass
- 4"-6"
- Batt

##### 5.4 Ventilation

- Gable End
- Roof/Ridge

## 5.5 Exhaust Duct

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

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



## 5.6 Sheathing

⊙ Boards

5.6.1 Stains noted - No moisture detected at time of inspection.

5.6.2 Seal cracks/gaps in attic sheathing to prevent moisture intrusion and subsequent damages. **(Attic)**



## 6.0 GARAGE / CARPORT

### 6.1 Limitations

△ Belongings/Storage

**6.2 Structure**

6.2.1 Consult a qualified contractor to evaluate carport installation/construction/deterioration/slope and repair as recommended. **(Garage)**



**6.3 Vehicle Door(s)**

☉ Metal

6.3.1 Minor dents/dings noted at time of inspection.

6.3.2 Replace damaged weather seal to promote weathering protection. **(Garage)**



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





**6.4 Vehicle Door Opener(s)**

- ⊙ Automatic-belt drive
- ⊙ Photo Eyes Installed

6.4.1 Repair inoperable garage door opener and replace missing control to regain intended operation.

**(Garage)**



**6.5 Floor**

- ⊙ Concrete

6.5.1 Repair floor cracks to reduce further separation and potential trip hazards. **(Garage)**



**6.6 Wall**

- ⊙ Wood

6.6.1 Stains

**6.7 Ceiling**

- ⊙ Wood

6.7.1 Stains

**7.0 STRUCTURE**

**7.1 Limitations**

- ▲ Finish Materials
- ▲ Floor structure partially concealed.

△ Wall structure partially concealed.

**7.2 Foundation**

⊙ Concrete

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



**7.3 Support - Post / Beam / Column**

⊙ Bearing wall central support

**7.4 Floor Structure**

⊙ Wood - dimensional lumber.

7.4.1 Stains

7.4.2 Further investigate cause of floor sloping and repair as required.



**7.5 Wall Structure**

- ☑ Wood frame

7.5.1 Consult contractor to evaluate wall crack and repair as required to prevent further damage. **(Northwest Bedroom)**

**7.6 Roof Structure**

- ☑ Rafters

**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 East)**



**8.5 Distribution Panel(s)**

8.5.1 Consult qualified electrician to correct double tapped connections in distribution panel to reduce hazards associated with over fusing. **(Exterior East)**



8.5.2 Consult qualified contractor to evaluate improper wire coupling in electrical panel and correct as required to prevent electrical hazards. **(Exterior East)**



8.5.3 Consult a qualified electrician to evaluate Federal Pacific breaker panel and repair/replace as recommended. **(Exterior East)**



8.5.4 Further evaluate interior of electrical panel when access is available. Electrical panel sealed shut with finish materials at time of inspection. **(Stairway)**



## 8.6 Grounding

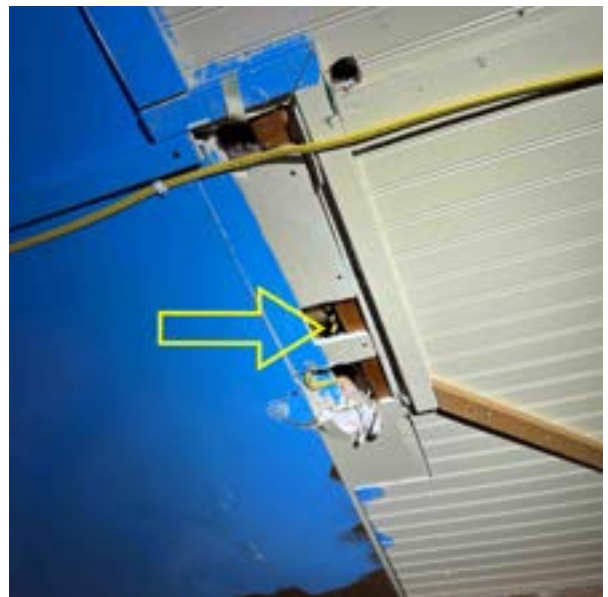
Concealed

**8.7 Branch Circuit Wiring**

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

8.7.1 Provide junction box with cover at exposed wiring to prevent electrical hazards.

- Attic
- Garage



8.7.2 All unprotected exterior wiring should be placed in proper conduit to prevent possible wire damage and associated electrical safety concerns. **(Exterior East)**



### 8.8 Receptacles

- ☑ Ungrounded 3 prong outlets were found throughout home. Recommend surge protector use/GFCI outlet installation for appliance protection.

8.8.1 Representative Number Of Outlets Inspected

8.8.2 Repair hot/neutral reverse outlet to prevent electrical hazard. **(Exterior North)**

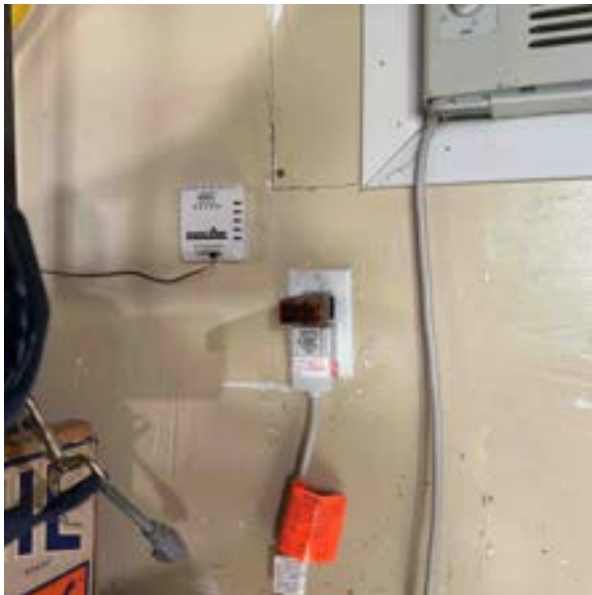


8.8.3 Further investigate cause of inoperable outlets and repair as required.

- Basement Living Room
- Exterior South



8.8.4 Further investigate cause of inoperable outlets throughout garage and repair as required. **(Garage)**





8.8.5 Replace missing switch plate/junction box cover to prevent electrical hazards. **(Garage)**



8.8.6 Secure loose receptacles to prevent stress wiring and electrical hazards. **(Throughout)**



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

8.9.1 Inspected

8.9.2 Further evaluate light fixture when bulbs are installed. **(Garage)**



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

- Basement Living Room
- Exterior South
- Kitchen
- Utility Area





8.9.4 Replace missing/damaged light globe covers to prevent electrical hazards. **(Basement Living Room)**



**8.10 GFCI Devices**

- Outlets

8.10.1 Inspected

**8.11 Smoke Alarms**

- 1st Floor

8.11.1 Install new and additional smoke detectors to promote safety.

**8.12 Carbon Monoxide Alarms**

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

**9.0 HEATING/COOLING/VENTILATION SYSTEM(S)****9.1 Thermostat(s)**

- Standard

**9.2 Energy Source(s)**

- Natural Gas

**9.3 Meter**

- Natural Gas

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

**9.4 AC / Heat Pump System(s)**

- Air Conditioning System

9.4.1 Exceeded Typical Life Expectancy - Budget to Replace

9.4.2 Inspected

9.4.3 Age: 35

Data Plate: (Exterior East)



9.4.4 Replace missing refrigerant line insulation to prevent condensation related damages and promote efficient operation.



**9.5 Forced Air Furnace(s)**

9.5.1 Further evaluate garage heater when power is supplied. No power to outlet at time of inspection.

**(Garage)**



**9.6 Air Handler**

⦿ Exceeded Typical Life Expectancy - Budget to Replace

9.6.1 Age: 36

Data plate: **(Attic)**



## 9.7 Boiler

9.7.1 Age: 4

Data Plate: **(Utility Area)**



9.7.2 Further investigate to determine cause and extent of corrosion in boiler and repair as required to prevent further damages. Clean and service boiler to promote system longevity. **(Utility Area)**



## 9.8 Burner

9.8.1 Tested home - 0 PPM of CO in front of the furnace and in the air supply at this time.

## 9.9 Combustion/Venting

☉ Metal Flue

9.9.1 Corrosion

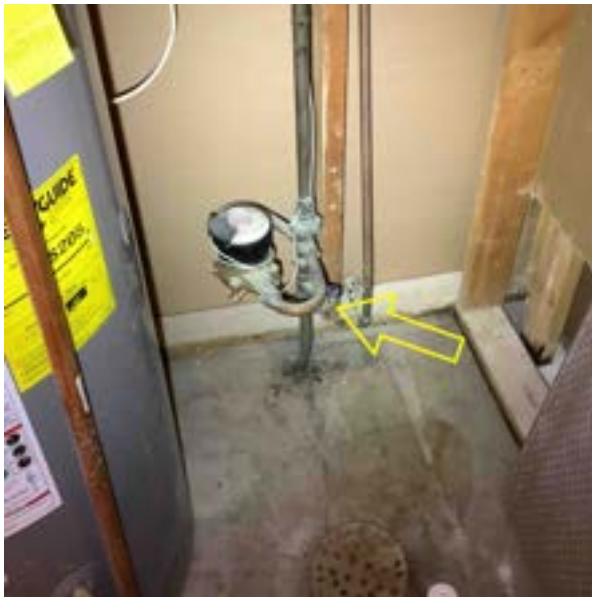
9.9.2 Inspected

## 10.0 PLUMBING SYSTEM

### 10.1 Water Main

☉ Water main is copper pipe.

10.1.1 Inspected the visible portion of the house water main.

10.1.2 Location: **(Utility Area)****10.2 Distribution Piping**

☑ Interior water supply pipes are copper.

☑ 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.

**10.3 Drain, Waste, and Vent Piping**

☑ Plastic

☑ Concealed

10.3.1 Corrosion Noted - Monitor For Leaking

10.3.2 The visible portions of the interior drain, waste and vent system were inspected.

10.3.3 Sewer lines in older homes such as this are prone to tree root damages, low spots, fractures, or collapse due to deterioration over time. 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.

10.3.4 Further investigate cause of decreased sink drainage and repair as required. **(1st Floor Hall Bathroom)**





10.3.5 Budget to replace galvanized pipe. Galvanized plumbing is corrosive by nature. Monitor for decreased water flow indicating initial signs of failure. **(1st Floor Hall Bathroom)**



10.3.6 Consult qualified contractor to evaluate drain installation and correct as required. Accordion style pipes are improper for drainage systems. **(1st Floor Hall Bathroom)**



#### 10.4 Water Heating Equipment

- ⊙ Storage tank hot water system.
- ⊙ Gas Shut Off Beside Unit
- ⊙ Fuel source is natural gas.
- ⊙ 40 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: 5

Data Plate: **(Utility Area)**



### 10.5 Water Heater Venting

☑ Atmospheric vent

10.5.1 The combustion and venting of the water heating equipment was inspected.

### 10.6 Hose Bib(s)

10.6.1 Exterior hose bibs were inspected and operated.

### 10.7 Fixtures / Faucets

10.7.1 Inspected

10.7.2 Further investigate cause of inoperable sprayer faucet and repair as required to regain intended operation. **(Laundry area)**



### 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. (1st Floor Hall Bathroom)



10.10 Tub(s) / Shower(s)

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

- 1st Floor Hall Bathroom
- Basement Bathroom



10.11 Floor drain

10.11.1 Drain Appeared Functional During Test

11.0 INTERIOR

**11.1 Floors**

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

**11.2 Walls / Ceilings**

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

## 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. **(Living Room)**



11.2.3 Further investigate cause and extent of staining/damage and correct as required. No moisture detected at time of inspection. **(1st Floor Hall Bathroom)**



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



11.2.5 Further investigate source of exports entry and seal as required to promote safety and prevent damage. Clear wasp nesting to promote safety. **(Basement Living Room)**



11.2.6 Further investigate cause of staining/damages and suspected mold growth and correct as required. No moisture detected at time of inspection. **(Basement Living Room)**



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



11.2.8 Further investigate cause and extent of staining/damages and suspected mold growth and correct as required. No moisture detected at time of inspection. **(Utility Area)**



### 11.3 Windows

- ☑ Fixed Pane
- ☑ Thermal Pane

11.3.1 Binds - Adjust/Repair

11.3.2 Representative Number Inspected/Tested

11.3.3 Treat Wood To Preserve and Protect

11.3.4 Repair/adjust window trim to reduce window binding and regain intended operation.

- Basement Living Room
- Basement Southwest Room
- Laundry area
- Northeast Bedroom
- Southeast Bedroom



11.3.5 Repair damaged/missing window latch to promote intended operation and prevent further damages.  
**(Basement Bathroom)**



#### 11.4 Doors

11.4.1 Binds - Adjust/Repair

11.4.2 Minor Damages/Wear - Typical

11.4.3 Representative Number Inspected/Tested

11.4.4 Adjust door to reduce binding and latch securely.

- Basement Bathroom
- Basement Southwest Room
- Hallway
- Northeast Bedroom
- Southeast Bedroom
- Utility Area





11.4.5 Secure loose door hardware to promote intended operation. **(Stairway)****11.5 Entrance Door(s)**

Deadbolt

Hinged

11.5.1 Binds \_ Adjust/Repair

11.5.2 Minor Damage - Dent/Split/Worn

11.5.3 Weather Stripping Worn/Missing

**11.6 Stairs / Railings / Guardrails**

Wood

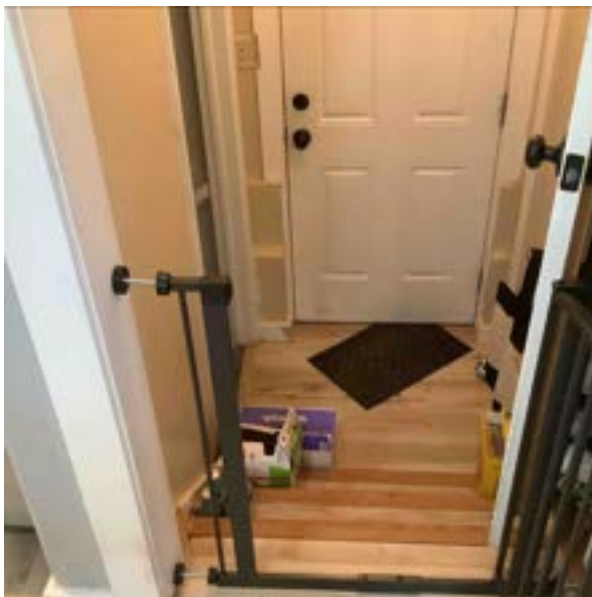
Wood/Metal Railing

11.6.1 Worn

11.6.2 Secure loose railing to promote safety. **(Living Room)**



11.6.3 Install graspable handrail to promote safety. **(Stairway)**



11.7 **Countertops / Cabinets**

☑ Laminite

11.7.1 Minor Damage/Scratches/Worn

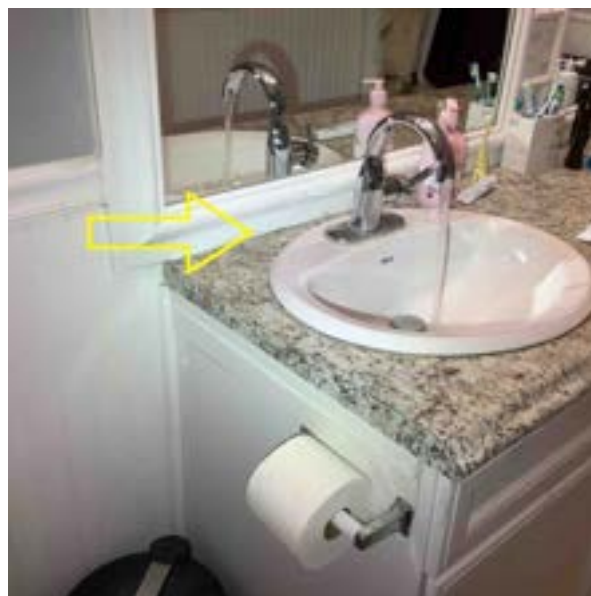
11.7.2 Missing/Loose Hardware

11.7.3 Unsecured

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

11.7.5 Recaulk counters to prevent moisture intrusion and subsequent damages.

- 1st Floor Hall Bathroom
- Kitchen



11.7.6 Secure countertop to cabinets to promote stability and prevent further damages. **(Kitchen)**



## 11.8 Heating / Cooling Sources

- Air Register
- Radiators

11.8.1 Repair leaking radiator to promote intended function and prevent damage. **(Living Room)**



## 12.0 FIREPLACE(S)

**12.1 Gas Insert(s)**

12.1.1 Further evaluate inoperable gas fireplace and repair as required to regain intended operation. **(Living Room)**

**13.0 APPLIANCES****13.1 Appliance General Comments**

13.1.1 Inspected

13.1.2 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.

**13.2 Clothes Dryer**

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