



INSPECT MONTANA | T&B HOUSE AND PROPERTY,
LLC

4062419464

office@inspectmt.com

<https://www.inspectmt.com>



RESIDENTIAL RE-INSPECTION

2748 Topahill Pl
Stevensville MT 59870

Richmond Champion & Paige Lawrence

APRIL 17, 2019



Inspector
Tim Netzley
NACHI09081108
(406) 241-9464
tim@inspectmt.com



Agent
Tanya Fyfe
CMP
406-210-7485
tanya@cmpmontana.com

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Thank you for choosing Inspect Montana, LLC!!

SUMMARY





ITEMS INSPECTED



RECOMMENDATIONS



SAFETY HAZARD

-  6.2.1 Crawl Space - Floor : Vapor barrier improperly installed
-  6.3.1 Crawl Space - Foundation/ Walls: Exposed foam insulation

1: INSPECTION DETAILS

Information

Type of Building Detached, Single Family	In Attendance Owner's Contractor	Occupancy Partially furnished
Temperature (approximate) 40 Fahrenheit (F)	Weather Conditions Clear	Soil Conditions Dry

2: ROOF

		N	NP	D	NI	IN
2.1	Inspection Method					X
2.2	Coverings					X
2.3	Flashings					X

N = Noteworthy

NP = Not Present

D = Deficiencies

NI = Not Inspected

IN = Inspected

Information

Inspection Method : Inspection Method
Roof

Coverings: Material
Composite shingle
Notes in this report only refer to the visible sections of the roof.

Coverings: Replaced materials
Previously noted areas of concern appeared to have been addressed by replacment.



Flashings: Material

Metal

**Limitations**

Flashings

COVERED FLASHING

The bottom portion of the flashing typically laid above shingle material was covered over. If that bottom section was laid on top of lower shingles this is not a concern, but a decorative element. We recommend verifying with installation contractor.



Typical installation West

3: EXTERIOR

		N	NP	D	NI	IN
3.1	Siding					X

N = Noteworthy

NP = Not Present

D = Deficiencies

NI = Not Inspected

IN = Inspected

Information

Siding : Siding Material
Engineered Wood

Siding : Siding Style
Lapped

Siding : Remedied concerns

Areas of concern where siding was in contact with soil appeared to have been remedied.

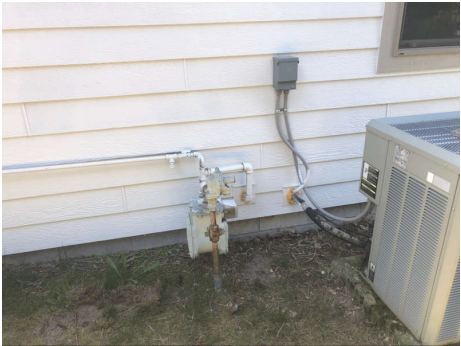


4: ELECTRICAL

		N	NP	D	NI	IN
4.1	Branch Wiring, Circuits					X

N = NoteworthyNP = Not PresentD = DeficienciesNI = Not InspectedIN = Inspected

Information

Branch Wiring, Circuits: Branch Wires Copper	Branch Wiring, Circuits: Wiring Method Conduit, Nonmetallic cables	Branch Wiring, Circuits: Remedied concerns Conduit concerns appeared to remedied. 
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5: INTERIOR

		N	NP	D	NI	IN
5.1	Walls					X
5.2	Ceilings					X
5.3	Fireplace					X

N = Noteworthy NP = Not Present D = Deficiencies NI = Not Inspected IN = Inspected

Information

Walls: Wall Material
Finished

Walls: Finished areas
Areas previously unfinished
had been finished.

Ceilings: Ceiling Material
Finished



Ceilings: Finished areas

Areas previously unfinished had been finished.



Fireplace: Location

Kitchen



Fireplace: Material

Metal

Fireplace: Type

Gas Only

This inspection is not able to determine the condition of interior flues within the chimney, nor determine the draft capability of any fireplace or stove. See important chimney flue comments later in this report.

6: CRAWL SPACE

		N	NP	D	NI	IN
6.1	Access					X
6.2	Floor					X
6.3	Foundation/ Walls			X		X
6.4	Piers					X
6.5	Beams					X
6.6	Insulation					X

N = Noteworthy

NP = Not Present

D = Deficiencies

NI = Not Inspected

IN = Inspected

Information

Access: Type / Location

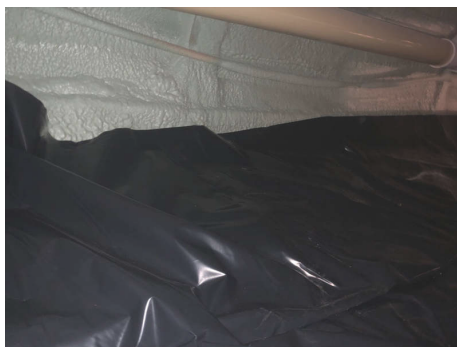
Hatch, Interior

Floor : Material

Improperly installed vapor barrier

Foundation/ Walls: Material

Poured concrete, Masonry block



Insulation: Location

Spray foam, Blanket

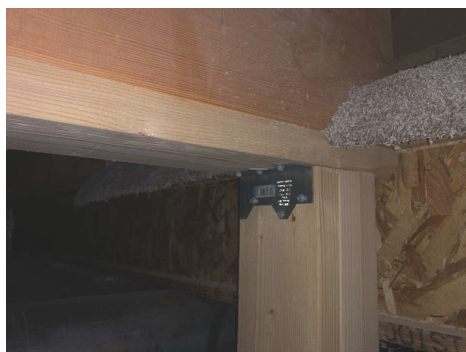


Piers: Type

Wood

**Beams: Type**

Wood



Deficiencies

6.2.1 Floor

VAPOR BARRIER IMPROPERLY INSTALLED

Ciewed was a typical vapor barrier installation, though technically it was not done properly because seams were not sealed with edges adhered to foundation walls. Given the sandy soil, the likelihood of moisture issues arising would appear quite minimal.

Recommendation

Contact a qualified professional.

**Recommendations**



6.3.1 Foundation/ Walls

EXPOSED FOAM INSULATION

 Safety Hazard

Exposed foam insulation is not allowable in accessible crawlspaces and basements due to the hazards associated with fire and fumes.

[Here's](#) a helpful article to help understand this standard.

Exposed foam may remain exposed if it is

specifically approved on the basis of one of the following approved tests: NFPA 286 with the acceptance criteria of Section

R302.9.4, FM4880, UL 723, UL 1040 or UL 1715, or fire tests related to actual end-use configurations, according to the International Residential Building Code (IRC) section R316.6.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

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.

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.

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.

In the process of conducting this inspection, the inspector is not permitted to move furniture or pick up carpeting or rugs. The inspector is not required to observe paint, wallpaper, and other finish treatments on the interior walls, ceilings and floors. Carpeting, draperies, blinds, and window treatments are not part of this inspection. We did not evaluate the presence or absence of lead paint on any surface, or any possible asbestos material contained in building products.

Crawl Space

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.