DEEP CREEK HOME INSPECTIONS 14068992005 deepcreek.HI@gmail.com





DEEP CREEK RXR RESIDENTIAL

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SUMMARY

4 MAINTENANCE ITEM



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- ⊖ 2.1.2 Roof Coverings: Roof is aged
- ⊖ 2.1.3 Roof Coverings: Shingles Missing
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- 9.3.1 Upstairs Corner Room Ceilings: Recent Roof Leak Damage
- O 11.1.1 Basement, Crawlspace & Structure Basements & Crawlspaces: Moisture damage
- 11.2.1 Basement, Crawlspace & Structure Vapor Retarders (Crawlspace or Basement): No Vapor Barrier

1: INSPECTION DETAILS

Information

Occupancy

Vacant

Temperature 50

Weather Conditions Windy, Sunny



In Attendance

Home Inspector





Style

Ranch, Community Hall



Type of Building Community Hall



2: ROOF

Information

Inspection Method Ground, Ladder, Roof

Roof Type/Style Gable



Coverings: Material Wood, Shingles, Asphalt





Roof Drainage Systems: Gutter Material

None



Skylights, Chimneys & Other Roof Penetrations: Roof Penetrations Heating Vents



Skylights, Chimneys & Other Roof Penetrations: Furnace Vents



Observations

2.1.1 Coverings

NEEDS A NEW ROOF

FRONT COVERED PORCH

The roof on the entrance into the hall appears to be in bad shape, by the looks of the outside and by the missing roof from the inside. Recommend a qualified roofing contractor evaluate the roof and replace.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings **ROOF IS AGED**





The roof appears to be aged and weathered, especially on the windward side. The wind blows in this area very bad at times, and high gusts. The roof is showing signs of weathering what appear to be from the wind and weather. Recommend replacing the asphalt shingles or installing metal roof to last longer.

Recommendation

Contact a qualified professional.





2.1.3 Coverings

SHINGLES MISSING

- Repair Needed

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

GUTTERS MISSING



There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away form the building.



3: EXTERIOR

Information

Inspection Method

Crawlspace Access, Basement, Roof, Visual, Attic Access Walkways, Patios & Driveways: Driveway Material Grass

Walkways, Patios & Driveways: Walkway



Foundation: Material Masonry Block, Concrete



Siding, Flashing & Trim: Siding Material

Masonry, Masonry Blocks, Masonry panels, Wood panels



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Siding, Flashing & Trim: Siding Style

Lap siding



Exterior Doors: Exterior Entry Door

Wood, Interior entryway main door



Walkways, Patios & Driveways: Front steps





Walkways, Patios & Driveways: Back Concrete steps



Eaves, Soffits & Fascia: Soffit/Facia



Exterior Windows: Exterior Windows







Observations

3.2.1 Siding, Flashing & Trim

CRACKING - MINOR

Maintenance Item

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation Recommended DIY Project





3.3.1 Exterior Doors BACK STEP NEEDS A LANDING WEST



Recommendation Contact a qualified professional.

3.3.2 Exterior Doors

DOOR DAMAGED

ALL DOORS

The doors are in bad shape. The door with the hole has allowed some critters and varmints get into the hall. Recommend installing new doors

Recommendation

Contact a qualified professional.









3.4.1 Walkways, Patios & Driveways CONCRETE STEPS CRACKING - MAJOR



Major cracks observed. Recommend concrete contractor evaluate and replace.

Recommendation

Contact a qualified concrete contractor.



3.5.1 Eaves, Soffits & Fascia

EAVES - DAMAGED

One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING



ALL AROUND THE BUILDING

Grading is sloping towards the hall in some areas. This could lead to water intrusion and foundation issues. It appears that the south side of the building, including SW & SE sides, with the negative grading is allowing water intrusion into the basement. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.

Recommendation Contact a qualified landscaping contractor



4: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors Copper, Aluminum



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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

Unknown



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location Kitchen

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Trumbull Electric



Branch Wiring Circuits, Breakers & Fuses: Wiring Method Cloth



Meter

No Meter/No Electricity

It appears that there was electricity at one time, but there is no meter or evidence of electricity running into the building at this time.



Appears to be the old meter pole

Exterior Electrical Entrance

Recommend hiring a qualified electrician to go through electrical when re-hooking up the electrical service.



Possible electrical entrance into the building

Appears to be the old meter pole

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Kitchen



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

Copper, Aluminum





Limitations

General NO ELECTRICITY IN BUILDING

5: HEATING

Information

General: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It is the homeowner's responsibility to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned and/or replaced, every 3 months is good practice.



General: AFUE Rating

Unknown

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Equipment: Brand 2 - one in each corner of main room Reznor, Unknown - Doesn't appear to be fixable





Equipment: Energy Source

Gas

One furnace has the gas line removed. Recommend hiring a qualified plumber to re-hook up gas.



Equipment: Heat Type

Forced Air, Gas-Fired Heat, Radiant Heat



Normal Operating Controls: Thermostat Location Main room wall



Distribution Systems: Ductwork

Electric Gas Furnace



Observations

5.2.1 Equipment

HEATER INOPERABLE

Maintenance Item

The one furnace has no gas line hooked up to. Recommend a qualified plumber re-hook up the gas into the building.

There will need to be a propane tank installed as well.

Recommendation Contact a qualified professional.

6: KITCHEN

Information

Range/Oven/Cooktop: Range/Oven Brand Paramount



Range/Oven/Cooktop: Exhaust Hood Type None

Kitchen





Refrigerator: Brand Interstate Harvester



Range/Oven/Cooktop: Range/Oven Energy Source

Electric, Gas



Radiant heating: Radiant heating



Windows: Windows



7: PLUMBING

Information

Water Source Unknown

Water Supply : It appears there is Drain, Waste, & Vent Systems: no water to the building



Drain/Waste Sewer Disposal

Unknown, Doesn't appear to have any

Drain, Waste, & Vent Systems: **Drain Size**

Drain not present

General: Water Source

Unknown, Doesn't appear to have a water source



Fuel Storage & Distribution Systems: Main Gas Shut-off Location Gas Line & Refulator hook-up, assuming to a propane tank



Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

8: MAIN ROOM

Information

Doors: Front entrance



Windows: Window Manufacturer Unknown





Windows: Window Type Single Pane, Crank out



Floors: Floor Coverings Hardwood



Walls: Wall Material

Wood, Paneling



Ceilings: Ceiling Material Ceiling Tiles



Observations

Maintenance Item

8.3.1 Windows WINDOWS NEED SOME LUBRICATION

ALL

The window latches and cranks need some lubrication from not being used. This might help with them to work.



8.7.1 Lighting Fixtures, Switches & Receptacles **NO ELECTRICTY**

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Recommendation Contact a qualified professional.

9: UPSTAIRS CORNER ROOM

Information

Doors: Door Wood



Windows: Window Manufacturer Unknown

Ceilings: Ceiling Material Suspended Ceiling Panels

Floors: Floor Coverings Laminate, Hardwood



General: Main room





Windows: Window Type Single Pane



Walls: Wall Material Wood, Paneling



Observations

9.3.1 Ceilings

RECENT ROOF LEAK DAMAGE

- Repair Needed

Stains on the ceiling appear to be the result of roof leaks. The source of leakage should be identified and corrected, appears to be from the old age of roof coverings.

Recommendation

Contact a qualified professional.



10: ATTIC

Information

Attic Insulation: R-value None **Ventilation: Ventilation Type** No actual ventilation installed for the attic

Attic Insulation: Insulation Type

None



Roof Structure & Attic: Material

Wood





Roof Structure & Attic: Type

Gable



11: BASEMENT, CRAWLSPACE & STRUCTURE

Information

Basements & Crawlspaces: Basement Room



Basements & Crawlspaces: Crawlspace room



Floor Structure: Basement/Crawlspace Floor Dirt

Inspection Method

Crawlspace Access



Floor Structure: Material Dirt



Floor Structure: Sub-floor Plank



Wall Structure: Cinder block



Ceiling Structure: Ceiling Structure 2xWood structure



Ventilation in Crawlspace Area: Ventilation in Crawlspace Area

Windows

The west side crawlspace vent with the missing cover or grate has appears to be an entrance for all types of animals & predators. Recommend installing a cover. of some sort.



Stairway: Stairway Main Room



Observations

11.1.1 Basements & Crawlspaces

MOISTURE DAMAGE

It appears that there is water getting into the basement walls either through the negative grading around the building or not having any gutters on the eaves.Recommend installing gutters as well as the reverse drainage issues and the egress window covers.

Recommendation

Contact a qualified professional.



11.2.1 Vapor Retarders (Crawlspace or Basement)

NO VAPOR BARRIER

There is no vapor barrier beneath the flooring. This can result in unwanted moisture.



Recommendation Contact a qualified insulation contractor.



STANDARDS OF PRACTICE

Inspection Details

Roof

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

Exterior

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

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers,

heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Plumbing

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

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Basement, Crawlspace & Structure

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

span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.