



INSPECTION NOTICE (Results/Remedies)



1 Date: 11/22/2020

2

3 IN REFERENCE TO THE BUY-SELL AGREEMENT DATED 11/10/2020

4 between Julene Krause And Harry Krause Jr. (hereafter the "Seller")

5 and Lorenzo G. Fuentes Tanya M. Fuentes (hereafter the "Buyer")

6 for the real property commonly known as 171 Pioneer Road

7 Kalispell MT 59901

8

9 BUYER HEREBY GIVES NOTICE TO SELLER OF DISAPPROVAL OF THE FOLLOWING ITEMS:

10 (Copy of the relevant portion of inspections or reports are attached.)

11

12 Electrical:
13 Open wiring from service panel near entrance of driveway going underground subject to physical
14 damage and possible shock.
15 Garage has no GFCI and is missing electrical outlet cover plates in various locations.
16 The outlet on the South Wall nearest to east corner of garage is not functioning at this time.
17 No main disconnect breaker in garage sub panel.

18 Caulking:
19 Crack in the wall seam of the Southwest bedroom, cracked seams on wall in living room.
20 Caulking around windows, doors, corners, utility penetrations.

21 Visible moisture/water present, active leak on North wall in crawl space across from crawl space
22 entry.

23 No seismic restraint on a hot water heater.

24 Water test results have not returned.

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Buyer's Initials [LGF] / [T.M.F.]

Seller's Initials

53 Buyer gives notice to the Seller as follows (Buyer should check only one box preceding the bolded Buyer language):

54 Buyer elects to negotiate the items of disapproval described above and offers the following resolution:

55 Seller to have a qualified electrician evaluate and repair the electrical items, and provide
56 receipts.

57 Seller to repair all additional items.

58 Buyer's inspection period to be extended for only the water test.

79 If Seller and Buyer agree to the remedies specified above, this document shall constitute an amendment to the Buy-
80 Sell Agreement referred to above and shall be an integral part of this transaction.
81 Seller shall complete all agreed upon resolution(s) to the condition(s) and problem(s) identified above by
82 5:00 p.m. (Mountain Time) on 12/11/2020 (Date).

83 Authentisign 11/22/2020 Authentisign 11/22/2020
84 Lorenzo G. Fuentes / Tanya M. Fuentes
85 (Buyer's Signature) Date (Buyer's Signature) Date

87 Seller agrees to the terms and conditions as stated herein above.

89 _____ / _____ / _____
90 (Seller's Signature) Date (Seller's Signature) Date
91 Krause

93 Modified per Inspection Notice (Seller's Response) _____ / _____ / _____
94 Seller's Initials Date

96 Rejected by Seller _____ / _____ / _____
97 Seller's Initials Date

99 Buyer elects to terminate the Buy-Sell Agreement referred to above. All earnest money shall be returned to the
100 Buyer and the Buy-Sell Agreement is terminated.

102 _____ / _____ / _____
103 (Buyer's Signature) Date (Buyer'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 holidays. Any performance which is required to be completed on a Saturday, Sunday or holiday can be performed on the next business day.

Exterior

Fascia cont.

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: _____
 Condition Satisfactory Marginal Poor
 Comments _____

Flashing

None
 Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: _____
 Condition Satisfactory Marginal Poor
 Comments _____

Caulking

None
 Condition Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations
 Comments Recommend caulking around windows, doors, comers, utility penetrations.

Windows/Screens

Condition Satisfactory Marginal Poor Wood rot Recommend repair/painting
 Recommend repair/replace damaged screens Failed/fogged insulated glass
 Material Wood Metal Vinyl Aluminum/Vinyl clad
 Screens Torn Bent Not installed Satisfactory
 Comments _____

Storms Windows

None Not installed
 Condition Satisfactory Broken/cracked Wood rot Recommend repair/painting
 Material Wood Clad comb. Wood/Metal comb. Metal
 Putty Satisfactory Needed N/A
 Comments _____

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other: _____
 Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated
 Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated
 Comments _____

Service Entry

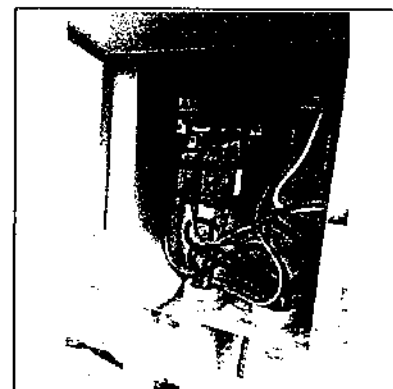
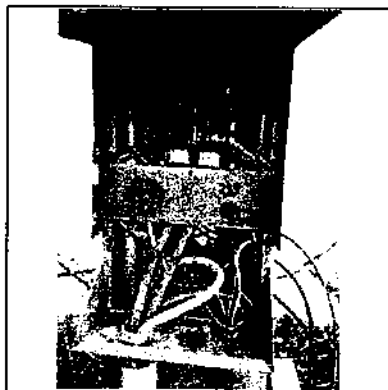
Location Underground Overhead
 Condition Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low
 Exterior receptacles Yes No Operable: Yes No Condition: Satisfactory Marginal Poor
 GFCI present Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles

Exterior

Service Entry cont.

Comments Open wiring from service panel going underground subject to physical damage and possible shock. Recommend qualified electrician evaluate and repair. This is a potential safety hazard.

Photos



Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other:
Condition Not Visible Satisfactory Marginal Poor

Comments

Exterior Doors

Main Entrance N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition: Satisfactory Marginal Poor
Patio N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition: Satisfactory Marginal Poor
Rear door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition: Satisfactory Marginal Poor
Other door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition: Satisfactory Marginal Poor

Comments Main entry and patio door are the same door.

Exterior A/C - Heat pump #1

Unit #1 N/A
 Location:
 Brand:
 Model #:
 Serial #:
 Approximate Age:
Condition Satisfactory Marginal Poor Cabinet/housing rusted
Energy source Electric Gas Other:
Unit type Air cooled Water cooled Geothermal Heat pump
Outside Disconnect Yes No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
 Improperly sized fuses/breakers
Level Yes No Recommend re-level unit
Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory

Garage/Carport

Trim cont.

Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Floor

Material Concrete Gravel Asphalt Dirt Other: .

Condition Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard

Source of Ignition within 18" of the floor N/A Yes No

Comments

Sill Plates

None Not Visible

Type Floor level Elevated

Condition Rotted/Damaged Recommend repair

Comments

Overhead Door(s)

N/A

Material Wood Fiberglass Masonite Metal Recommend repair

Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged Loose/missing

Recommend Priming/Painting Inside & Edges Yes No

Comments

Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted

Comments

Electrical Receptacles

Yes No Not Visible Operable: Yes No

Reverse polarity Yes No

Open ground Yes No Safety Hazard

GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring
 Recommend GFCI Receptacles

Comments Recommend GFCI outlet in the garage.
The outlet on the South Wall nearest to east corner is not functioning at this time. Recommend qualified electrician evaluate and repair.

Photos

Living Room

Living Room

Location First floor
North

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

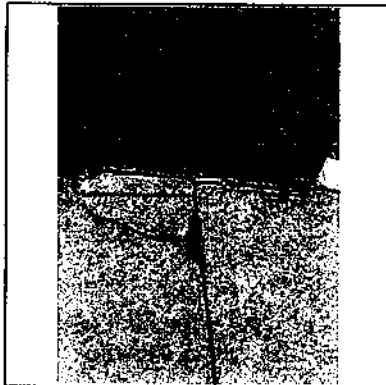
Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments Cracked seems on wall in living room, recommend repair.

Photos



Room (3)

Room

Location First floor
SW

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Molsture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

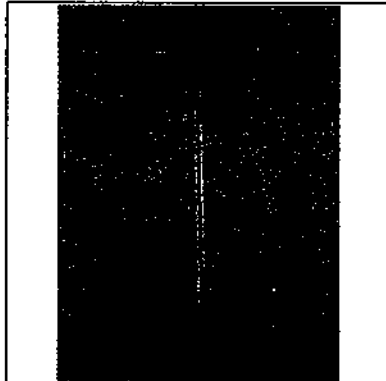
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments Slight crack in the wall seam of the Southwest bedroom recommend caulking and repainting.

Photos



Crawl Space

Crawl space

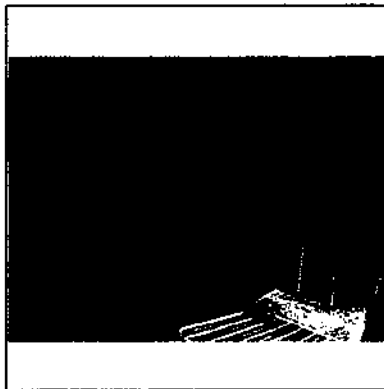
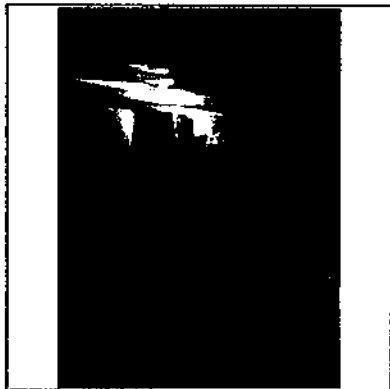
N/A

Type Full crawlspace Combination basement/crawl space/slab

Conditioned (heated/cooled) Yes No

Comments

Photos



Access

Location Exterior Interior hatch/door Via basement No access

Inspected from Access panel In the crawl space

Comments

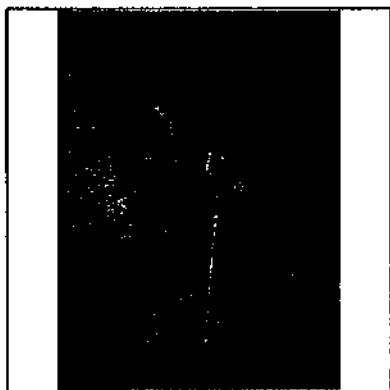
Foundation walls

Condition Satisfactory Marginal Have Evaluated Monitor Cracks Movement

Material Concrete block Poured concrete Stone ICF Wood Brick

Comments
Typical cracks.
Visible moisture/water present, active leak. Recommend repair.

Photos



Floor

Material Concrete Gravel Dirt Other:

Condition Typical cracks Not Visible Vapor barrier present

Comments

Plumbing

Well pump cont.

Pressure gauge operable Yes No Well pressure: Unknown, gauge was not accessible. Not Visible

Comments

Sanitary/Grinder pump

N/A Operable: Yes No

Sealed Crock Sealed crock: Yes No

Check Valve Check valve: Yes No

Shut-off Valve Shut-off valve: Yes No

Vented Yes No

Comments

Water heater #1

N/A

General Brand Name: Rheem
Serial #: Unknown
Capacity: 40
Approx. age: 20-25+

Type Gas Electric Oil LP Other:

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

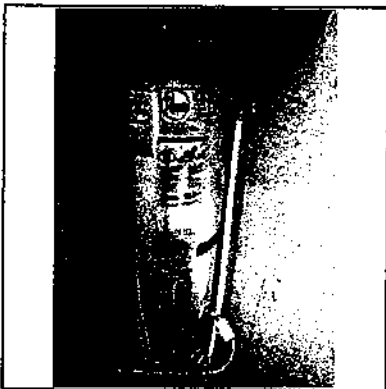
Relief valve Yes No Extension proper: Yes No Missing Recommend repair
 Improper material

Vent pipe N/A Sealed Pitch proper Improper Rusted Recommend repair

Condition Satisfactory Marginal Poor

Comments Recommend seismic restraint on a hot water heater.

Photos



Water heater #2

N/A

General Brand Name:
Serial #:
Capacity:
Approx. age:

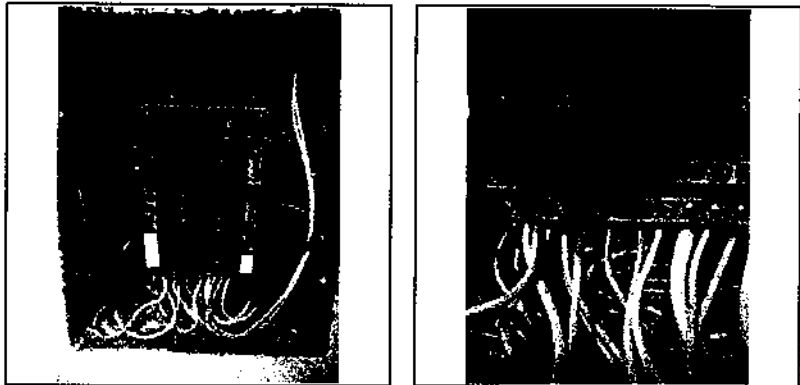
Electric/Cooling System

Main panel

Location Near front entrance
Condition Satisfactory Poor
Adequate Clearance to Panel Yes No
Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v
Breakers/Fuses Breakers Fuses
Appears grounded Yes No Not Visible
GFCI breaker Yes No Operable: Yes No
AFCI breaker Yes No Operable: Yes No Not Tested
Main wire Copper Aluminum Not Visible Double tapping of the main wire Condition: Satisfactory
 Marginal Poor
Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard
Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable
 Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse
 Panel not accessible Not evaluated
 Reason:

Comments Panel size appeared to be compatible to service size. Sign of some overheating in panel. Appears to have been fixed.

Photos



Sub panel(s)

None apparent
Location(s) Location 1: Garage
Branch wire Copper Aluminum Safety hazard Neutral/ground separated: Yes No Neutral isolated: Yes No
Condition Satisfactory Marginal Poor
Comments
Photos