



INSPECTORCHAD.COM, LLC

517-262-5145

chadcpeterson@hotmail.com

<http://www.inspectorChad.com>



RESIDENTIAL REPORT

901 15th St. SW
Sidney MT 59270

Matt & Karli Boeder

MARCH 25, 2018



Inspector

Chad Peterson

InterNACHI Certified Professional Home
Inspector

517-262-5145

chadcpeterson@hotmail.com



Agent

Stasia Creek

Beagle Properties

406-478-8020

stasiacreek@gmail.com

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SUMMARY



ITEMS INSPECTED



RECOMMENDATIONS



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- ⚠ 10.2.2 Doors, Windows & Interior - Windows: Window Will Not Open
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- ⚠ 12.4.1 Garage - Garage Door: Auto Reverse Pressure Sensor Not Working

1: INSPECTION DETAILS

Information

In Attendance Client, Client's Agent	Occupancy Furnished, Occupied	Style Modular
Temperature (approximate) 49 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Clear

2: ROOF

		IN	NI	NP	R
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

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Information

Inspection Method

Roof

Number of layers of shingles

One

Roof Pitch

4:12

Roof Type/Style

Combination

Coverings: Material

Metal

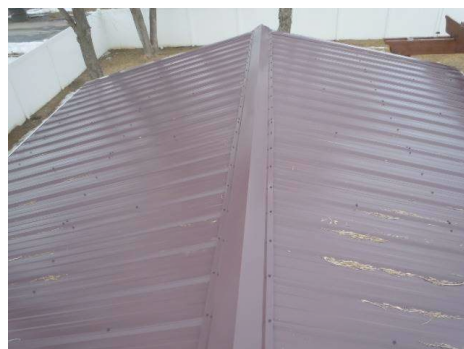
Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Galvanized Steel

Coverings: Roof Pictures



Recommendations

2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Recommended DIY Project



2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend adjusting downspout extensions to drain at least 10 feet from the foundation. The west side may need a qualified contractor to redesign and direct water away from the home.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Recommended DIY Project



2.2.3 Roof Drainage Systems

GUTTER LEAKAGE

SOUTH LIVING ROOM

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

Recommendation

Contact a qualified roofing professional.



2.2.4 Roof Drainage Systems

GUTTER LOOSE

NORTH

The gutter on the rear of the house is loose and needs to be re-fastened to fascia and pitched properly.

Recommendation

Contact a qualified handyman.



2.3.1 Flashings

MISSING FLASHING

GARAGE

Flashings were missing above the garage at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy to match the east side (3rd image).

Recommendation

Contact a qualified roofing professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

BATHROOM VENT DETERIORATED AND RUSTING

The bathroom vent was deteriorated and rusting with areas of caulking that were failing, allowing possible water intrusion damage. Recommend a qualified professional evaluate and repair to prevent water intrusion.

Recommendation

Contact a qualified professional.



3: EXTERIOR

		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			
3.3	Adjacent Walkways and Driveways	X			
3.4	Stairs, Steps, Stoops, Stairways and Ramps	X			
3.5	Porches, Patios, Decks, Balconies and Carports	X			
3.6	Railings, Guards and Handrails	X			
3.7	Eaves, Soffits & Fascia	X			
3.8	Representative Number of Windows	X			
3.9	Vegetation, Grading, Drainage & Retaining Walls	X			

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Information

Inspection Method

Visual, Walked the Roof

Siding, Flashing & Trim: Siding Material

Metal

Siding, Flashing & Trim: Siding Style

Horizontal

Exterior Doors: Exterior Entry Doors

Glass, Steel

Adjacent Walkways and Driveways: Driveway Material

Concrete

Adjacent Walkways and Driveways: Walkway Material

Concrete

Porches, Patios, Decks, Balconies and Carports: Appurtenance

Deck, Patio

Porches, Patios, Decks, Balconies and Carports: Deck Material

Wood

Porches, Patios, Decks, Balconies and Carports: Patio Material

Concrete

Recommendations

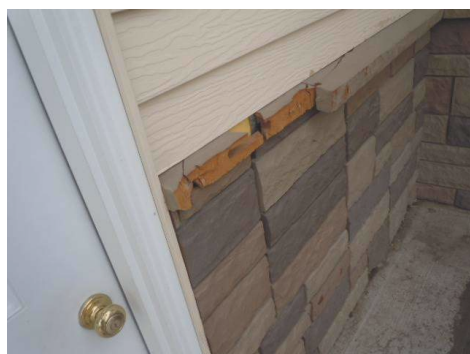
3.1.1 Siding, Flashing & Trim

SIDING DAMAGE AND POSSIBLE WATER INTRUSION

Decorative rock siding was damaged and showed signs of possible water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

BASEMENT BATHROOM VENT DAMAGED

NORTH

I observed a damaged vent on the north side of the home that is believed to be the basement bathroom vent. The dryer vent location was not identified but is believed to be under the deck that had visibility restrictions.

Recommendation

Contact a qualified appliance repair professional.



3.2.1 Exterior Doors

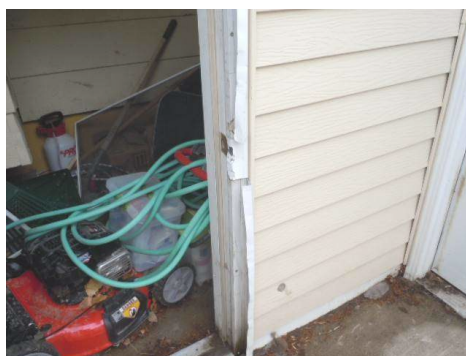
HARDWARE DAMAGED

STORAGE

One or more pieces of door hardware were damaged. Recommend repair or replace.

Recommendation

Contact a qualified professional.



3.2.2 Exterior Doors

SLIDING GLASS DOOR - MISSING SCREEN

PATTIO

The sliding glass door had a sliding screen door that was missing the screen. The screen should be repaired or replaced as necessary by a qualified contractor. Replacement is more typical.

Recommendation

Contact a qualified door repair/installation contractor.



3.5.1 Porches, Patios, Decks, Balconies and Carports

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation
Recommended DIY Project



3.8.1 Representative Number of Windows

EGRESS WINDOW COVER MISSING/INADEQUATE

SOUTH, NORTH

Two egress windows had inadequate window covers that would allow rain and snow to enter the window well. Recommend a qualified professional install proper egress window covers to prevent water and snow intrusion.

Recommendation

Contact a qualified professional.



3.8.2 Representative Number of Windows

WINDOW COVER MISSING

A basement window on the north side of the house would benefit from a window cover to prevent prevailing wind driven rain and snow from entering the window well. Recommend a qualified contractor install a basement window cover.

Recommendation

Contact a qualified professional.



3.9.1 Vegetation, Grading, Drainage & Retaining Walls

INADEQUATE GRADING

EAST, WEST

I observed what was in my opinion inadequate grading of the property that may adversely affect the structure due to moisture intrusion. Recommend extending downspouts and removing snow from around the home in the winter to reduce chances of water intrusion.

Recommendation

Recommended DIY Project



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
4.1	Foundation	X			
4.2	Basements & Crawlspace	X			
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			

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R = Recommendations

Information

Inspection Method

Visual

Foundation: Material

Concrete

Basements & Crawlspace:

Location Of The Crawlspace Access

None

Floor Structure: Material

Concrete

Floor Structure: Sub-floor

None

Floor Structure: Crawlspace

Floor

None

5: HEATING

		IN	NI	NP	R
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Equipment Fuel Supply Shut-off Valve	X			
5.6	Presence of Installed Heat Source in Each Room	X			

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R = Recommendations

Information

Equipment: Brand

Amana

Equipment: Energy Source

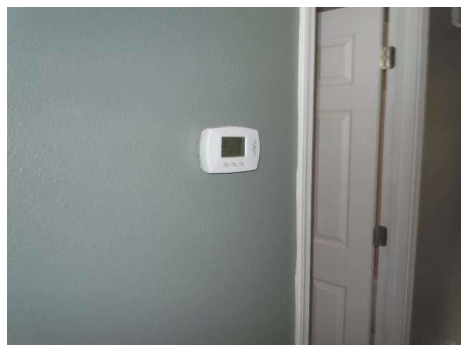
Natural gas

Equipment: Heat Type

Electric Wall Heater, Forced Air

**Normal Operating Controls:
Thermostat Location**

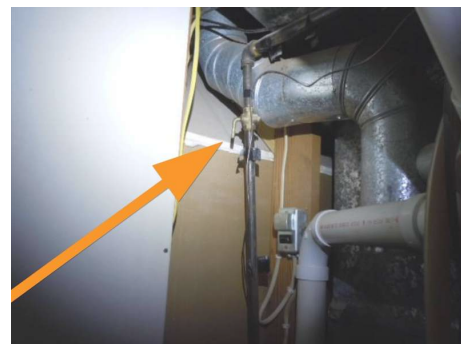
Hallway


Distribution Systems: Ductwork
Non-insulated

**Equipment Fuel Supply Shut-off
Valve: Gas Shut-off Valve
Location**

Above and left of furnace

Gas Shut-off valve was just left of the furnace.


**Equipment Fuel Supply Shut-off
Valve: HVAC Breaker Locations**

On Furnace

AFUE Efficiency Rating

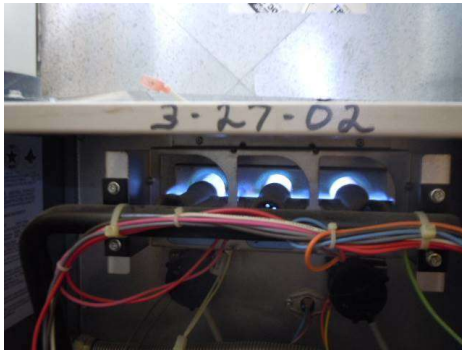
92

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.

Furnace Pictures

Basement

The furnace serial number #0109185290 indicates that the furnace was manufactured in 2001. The black marker on the furnace indicates that it was installed in March of 2002.



Recommendations

5.1.1 Equipment

FILTER DIRTY

BASEMENT

The furnace filter is dirty and needs to be replaced every 6 months.

Here is a DIY video on changing your furnace filter:



Recommendation

Contact a qualified HVAC professional.

6: COOLING

		IN	NI	NP	R
6.1	Cooling Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X			

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R = Recommendations

Information

Cooling Equipment: Brand

Amana

Cooling Equipment: Cooling Method

Central Air Conditioner

Cooling Equipment: Location

Exterior North

Distribution System:

Configuration

Central

Cooling Equipment: SEER Rating

10 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

Cooling Equipment: A/C Unit

The serial number on the A/C unit (9601169217) indicated that the unit was manufactured in 1996 with an estimated SEER (Seasonal Energy Efficiency Rating) of 10.



Limitations

Cooling Equipment

LOW OUTDOOR TEMPERATURE

The A/C unit was not tested due to low outdoor temperature below 60 degrees. This may cause damage the unit.

Recommendations

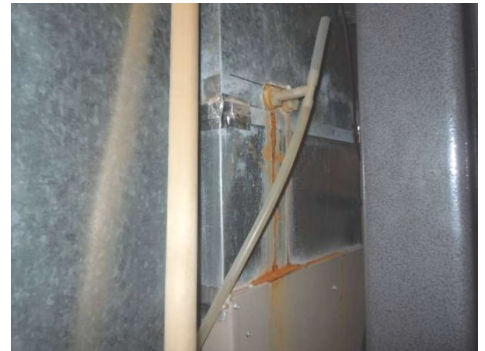
6.1.1 Cooling Equipment

LEAKING A/C EVAPORATOR PAN

The A/C evaporator pan showed indications of current or past leaking. This could be a rusted pan, loose fitting or plugged drain line. Recommend a qualified HVAC professional evaluate.

Recommendation

Contact a qualified HVAC professional.



7: PLUMBING

		IN	NI	NP	R
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Distribution Systems, Fixtures, Faucets and Toilets	X			
7.4	Hot Water Systems, Controls, Flues & Vents				
7.5	Fuel Storage & Distribution Systems	X			
7.6	Sump Pump			X	
7.7	Functional Drainage of Sinks, Tubs and Showers	X			
7.8	Water Supply Flow Check at Two Fixtures	X			

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Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

Basement, Furnace Room

Water shut off is located behind the water softener.



Drain, Waste, & Vent Systems:

Floor Drain Size

2"

Drain, Waste, & Vent Systems:

Waste Line Material

PVC

Drain, Waste, & Vent Systems:

Waste Size

Unknown

Water Distribution Systems, Fixtures, Faucets and Toilets:

Water Supply Material

Copper, Pex

Hot Water Systems, Controls, Flues & Vents: Power

Source/Type

Gas

Hot Water Systems, Controls, Flues & Vents: Capacity

40 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Fuel Storage & Distribution Systems: Fuel Storage Location

Underground

Sump Pump: Location

None

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

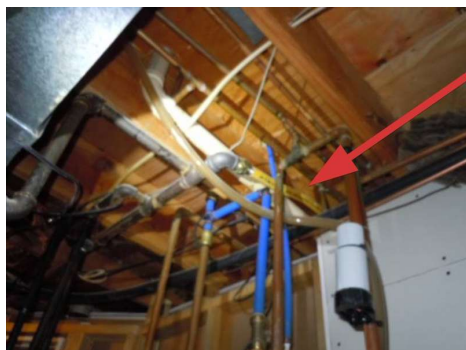
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Fuel Storage & Distribution Systems: Main Fuel/Gas Shut-off Location

Unknown, At Furnace, At Water Heater

I was unable to determine where the Main gas shut off valve was located. I believe the main gas supply was the 3/4 inch yellow line coming in from the north above the water heater. Recommend asking the homeowner for future reference.



Recommendations

7.2.1 Drain, Waste, & Vent Systems

FLEXIBLE DRAIN PIPE

The plumbing below a sink had flexible pipe installed. Flexible pipe ages, dries, cracks and is prone to leaking especially if disturbed by homeowner belongings stored under the sink. Recommend full hard PVC plumbing be installed by a qualified professional.

Recommendation

Contact a qualified professional.



7.3.1 Water Distribution Systems, Fixtures, Faucets and Toilets

TUB/SHOWER FAUCET LEAKING

MASTER BATHROOM

The shower head installed in the whirlpool tub was leaking. Recommend repair to prevent water damage to an inaccessible space around the tub.

Recommendation

Recommended DIY Project



7.3.2 Water Distribution Systems, Fixtures, Faucets and Toilets

LOOSE FAUCET HANDLE

I observed a loose faucet handle in the basement bathroom. This should be corrected to prevent further damage to the fixture.

Recommendation

Recommended DIY Project



7.4.1 Hot Water Systems, Controls, Flues & Vents

INSUFFICIENT COMBUSTION AIR

BASEMENT

The water heater was in a confined space with insufficient combustion air. The water heater needs proper combustion air to reduce the risk of combustion gas spillage into the home. Furthermore, a furnace return air duct is located in the same confined space possibly causing negative air pressure in the confined space while the furnace fan is running. Recommend draft testing by HVAC company while the dryer and furnace are running. Recommend leaving the furnace room door open in the mean time.

Recommendation

Contact a qualified plumbing contractor.



7.4.2 Hot Water Systems, Controls, Flues & Vents

NEAR END OF LIFE

BASEMENT

The serial number (F93464563) indicated that the water heater was manufactured in 1993. Water heater showed normal signs of wear and tear and was still functioning properly at the time of the inspection. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.



7.4.3 Hot Water Systems, Controls, Flues & Vents

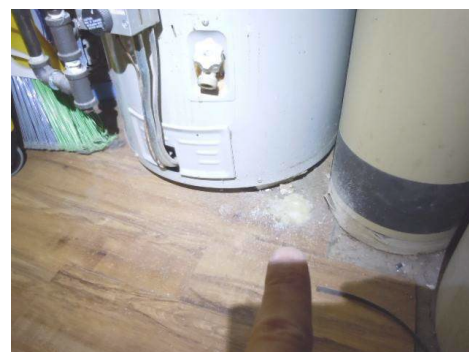
NO DRIP PAN

BASEMENT

No drip pan was present. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



7.4.4 Hot Water Systems, Controls, Flues & Vents

TPR VALVE EXTENSION MISSING

BASEMENT

The Hot water heater was missing the TPR (Temperature Pressure Relief) valve extension. To prevent injury from super heated water/steam the TPR Valve should be extended to with in six inches of the floor.

Recommendation

Contact a qualified appliance repair professional.



7.4.5 Hot Water Systems, Controls, Flues & Vents

WATER STAINS - LEAKAGE

BASEMENT

Water stains were observed beneath water heater, indicating a past or present leak coming from the TPR valve. Recommend further evaluation and repair by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



7.7.1 Functional Drainage of Sinks, Tubs and Showers

INACCESSIBLE WHIRLPOOL TUB COMPONENTS

MASTER BATHROOM

The Pump and other components of the whirlpool jet tub were inaccessible for inspection for leakage. Recommend installing an access panel to allow for easy inspection and repair of components.

Recommendation

Contact a qualified professional.



8: ELECTRICAL

		IN	NI	NP	R
8.1	Service Entrance Conductors	X			
8.2	Electrical Service Head/Gooseneck and Drip Loops			X	
8.3	Electric Meter, Service Mast and Conduit/Raceway	X			
8.4	Main Service Disconnect, Main & Subpanels, Breakers and Fuses	X			
8.5	Branch Wiring Circuits, Grounding and Bonding	X			
8.6	Lighting Fixtures, Switches & Receptacles	X			
8.7	GFCI & AFCI Protection	X			
8.8	Smoke Detectors	X			
8.9	Carbon Monoxide Detectors	X			

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Information

Service Entrance Conductors: Electrical Service Conductors

North

Below Ground, Aluminum, 220
Volts

Main Service Disconnect, Main & Subpanels, Breakers and Fuses: Main Panel Location

North Exterior

Main Service Disconnect, Main & Subpanels, Breakers and Fuses: Panel Capacity

200 AMP



Main Service Disconnect, Main & Subpanels, Breakers and Fuses: Panel Manufacturer

General Electric

Main Service Disconnect, Main & Subpanels, Breakers and Fuses: Panel Type

Circuit Breaker

Branch Wiring Circuits, Grounding and Bonding: Branch Wire 15 and 20 AMP

Copper

Branch Wiring Circuits, Grounding and Bonding: Wiring Method

NM Cable/Romex

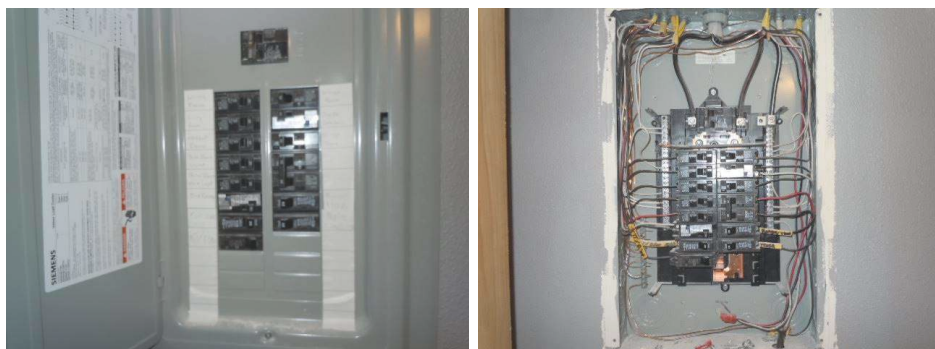
Smoke Detectors: Smoke Detector Locations

In Basement Near Stairs

Main Service Disconnect, Main & Subpanels, Breakers and Fuses: Main Service Disconnect Location North Exterior



Main Service Disconnect, Main & Subpanels, Breakers and Fuses: Sub Panel Location Laundry Room



Recommendations

8.4.1 Main Service Disconnect, Main & Subpanels, Breakers and Fuses

 Safety Hazard

KNOCKOUTS MISSING

NORTH EXTERIOR

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.4.2 Main Service Disconnect, Main & Subpanels, Breakers and Fuses

 Safety Hazard

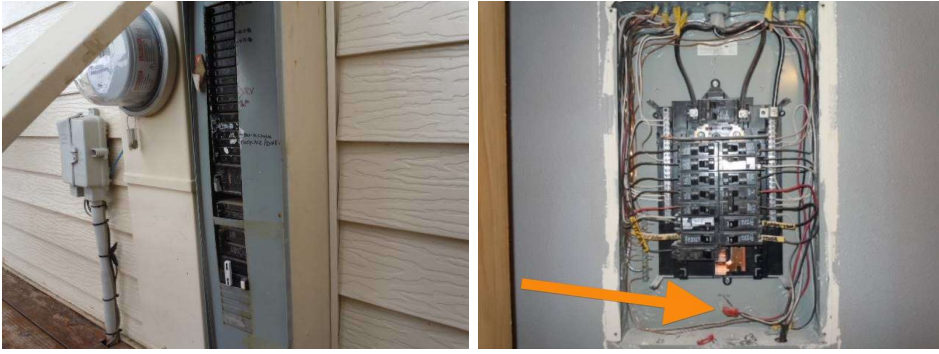
MISSING LABELS ON PANEL

NORTH EXTERIOR

At the time of inspection the exterior panel was missing labeling. The interior panel had an unidentified and disconnected wire inside the panel. Recommend a qualified electrician identify and map out circuits and identify all wiring.

Recommendation

Contact a qualified electrical contractor.



8.5.1 Branch Wiring Circuits, Grounding and Bonding

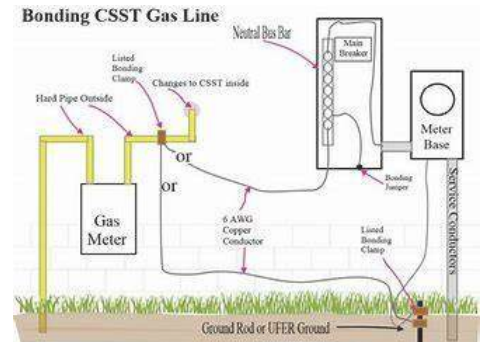
! Safety Hazard

GROUNDING/BONDING MISSING - GAS LINE

I observed missing Grounding/Bonding at the location. In my opinion the Grounding/Bonding should be evaluated by a qualified professional. All metal components of a home should be grounded and bonded to the electrical system, including metal siding.

Recommendation

Contact a qualified professional.



8.5.2 Branch Wiring Circuits, Grounding and Bonding

! Safety Hazard

EXPOSED AND UNPROTECTED WIRING

EXTERIOR WEST

Observed exposed wires in the end of conduit on the west exterior of the home that used to feed a hot tub. Due to the lack of proper labeling of the electric panel it is not known if the wires are hot.

Recommend a qualified electrical contractor evaluate and label the wiring/breakers.

Recommendation

Contact a qualified electrical contractor.



8.5.3 Branch Wiring Circuits, Grounding and Bonding

! Safety Hazard

GROUNDING/BONDING METAL SIDING

EXTERIOR

The metal siding was not grounded/bonded to the electrical system.

All metal components of a home should be grounded/bonded to the electrical system. Here is a picture of one example of how to do this.

Recommend a qualified electrician evaluate/repair.

www.aimedia.co/media/images/GB5-3.jpg

Recommendation

Contact a qualified electrical contractor.



8.6.1 Lighting Fixtures, Switches & Receptacles

REVERSE POLARITY

PURPLE OFFICE, GARAGE

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



8.6.2 Lighting Fixtures, Switches & Receptacles

UNGROUND RECEPTACLE

LAUNDRY ROOM

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



8.6.3 Lighting Fixtures, Switches & Receptacles

OPEN JUNCTION BOX(S)

FIREPLACE, FURNACE ROOM

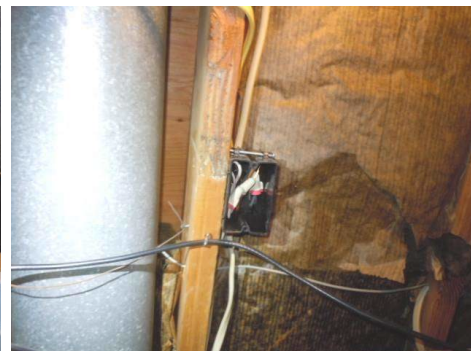
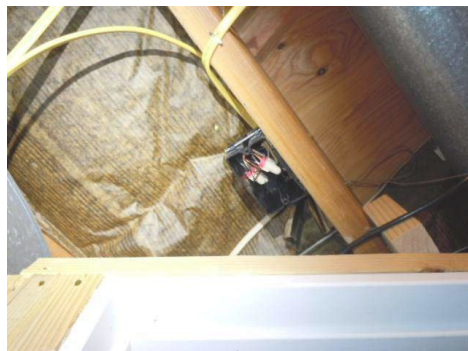
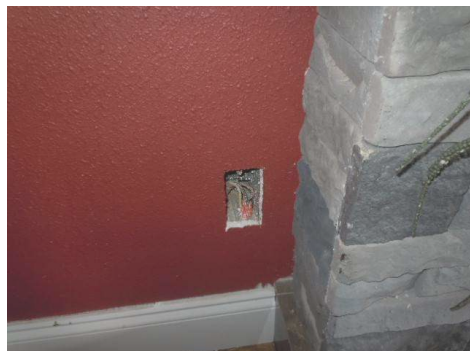
One or more junction boxes were missing a cover. The exposed wiring/wire connections can lead to a shock hazard. Recommend installing junction box covers.

Recommendation

Recommended DIY Project



Safety Hazard



8.7.1 GFCI & AFCI Protection

NO GFCI PROTECTION INSTALLED

GARAGE

No GFCI protection present at location. Receptacles near water should all be GFCI Protected. Recommend licensed electrician upgrade by installing ground fault receptacles at location.

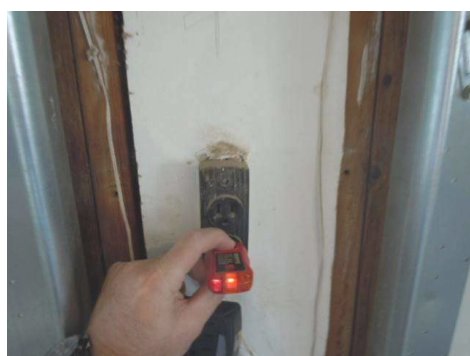
[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



8.8.1 Smoke Detectors

MISSING SMOKE DETECTOR

GARAGE, 1ST FLOOR BEDROOMS

I observed an area that in my opinion should have a smoke detector. Here are two helpful articles about smoke detectors.

<https://www.nachi.org/home-depot-smoke-detectors.htm>

<https://www.nachi.org/smoke-alarm-inspection.htm>



Safety Hazard



Recommendation

Contact a qualified appliance repair professional.

8.9.1 Carbon Monoxide Detectors



MISSING CARBON MONOXIDE DETECTOR

1ST FLOOR, BASEMENT, GARAGE

I observed that there was not a carbon monoxide detector at the location. One per floor and one in an attached garage is recommended.

Here are some helpful articles on Carbon Monoxide.

<https://www.nachi.org/carbon-monoxide.htm>

<http://www.extension.iastate.edu/pages/communications/CO/co1.html>

Recommendation

Recommended DIY Project

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
9.1	Attic Insulation	X			
9.2	Vapor Retarders (Crawlspace or Basement)			X	
9.3	Ventilation	X			
9.4	Exhaust Systems	X			
9.5	Roof Structure & Attic	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Dryer Power Source

220 electric

Dryer Vent

Metal, Metal (Flex), Vinyl (Flex)

Attic Insulation: R-value

30

Attic Insulation: Insulation Type

Batt, Cellulose, Rockwool

Ventilation: Ventilation Type

Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan Only, Fan with Light

Roof Structure & Attic: Roof

Structure Material

Wood

Recommendations

9.1.1 Attic Insulation

INSUFFICIENT INSULATION

ATTIC

Insulation depth was inadequate in many areas. Recommend a qualified attic insulation contractor install additional insulation up to our zone recommendation of R49.

Recommendation

Contact a qualified insulation contractor.



Insulation Type	Insulation R-values					
	11	13	19	22	30	38
<i>Batts/Blankets</i>						
	Inches					
Fiberglass	3 ½"	4"	6"	7"	9 ½"	12"
Rock wool	3"	4"	5 ½"	6"	8 ½"	11"
<i>Loose-fill</i>						
Fiberglass	5"	5 ½"	8 ½"	10"	13 ½"	17"
Rock wool	4"	4 ½"	6 ½"	8"	10 ½"	13"
Cellulose	3"	3 ½"	5 ½"	6"	8 ½"	11"
Vermiculite	5"	6"	9"	10"	14"	18"
<i>Rigid board</i>						
Polystyrene (extruded)	3"	3 ½"	5"	5 ½"	7 ½"	9 ½"
Polystyrene (bead board)	3"	3 ½"	5 ½"	6"	8 ½"	10 ½"
Urethane	2"	2"	3"	3 ½"	5"	6"
Fiberglass	3"	3 ½"	5"	5 ½"	7 ½"	9 ½"

9.1.2 Attic Insulation

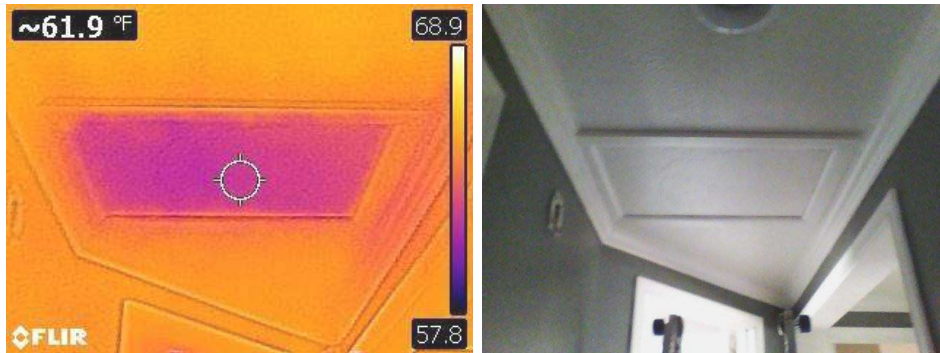
MISSING INSULATION

ATTIC HATCH

The attic hatch has missing insulation and does not have a gasket to seal the hatch. This can cause unnecessary heating and cooling costs and possibly condensation in the attic.

Recommendation

Contact a qualified professional.



9.5.1 Roof Structure & Attic

CRACKED RAFTER

ATTIC SOUTH

Observed a cracked rafter in the attic. Recommend a qualified carpenter to evaluate/repair to maintain the roof's ability to hold up to snow loads and foot traffic.

Recommendation

Contact a qualified carpenter.



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
10.1	Doors	X			
10.2	Windows	X			
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			
10.6	Steps, Stairways & Railings	X			
10.7	Countertops & Cabinets	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Windows: Window Type

Casement, Sliders, Awning

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Engineered Wood, Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material
Gypsum Board, Suspended
Ceiling Panels
Countertops & Cabinets:
Countertop Material

Quartz

Countertops & Cabinets:
Cabinetry

Wood

Recommendations

10.2.1 Windows

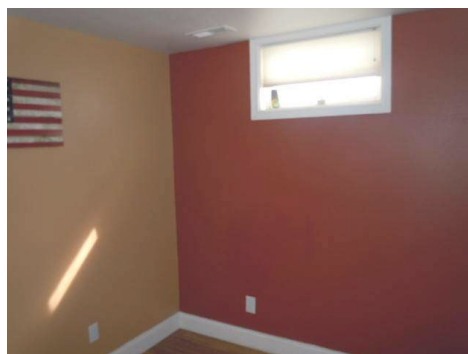
WINDOW SILL MOISTURE INTRUSION

BASEMENT SOUTH

One or more window sills showed elevated moisture readings indicating moisture intrusion from an unknown source. Moisture levels above 20% in building materials promote mold growth and material decay. Recommend a qualified professional evaluate/repair/make recommendations to reduce moisture intrusion.

Recommendation

Contact a qualified professional.



10.2.2 Windows

WINDOW WILL NOT OPEN

BASEMENT BATHROOM

A window in the basement bathroom would not open due to a wet and swollen window sill as indicated by the moistuer meter. Recommend evaluation/repair by a qualified professional.

Recommendation

Contact a qualified professional.



11: BUILT-IN APPLIANCES

		IN	NI	NP	R
11.1	Dishwasher	X			
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal	X			
11.5	Built-in Microwave	X			
11.6	Garbage Compactor		X		

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Refrigerator: Brand

Whirlpool

Range/Oven/Cooktop:

Range/Oven Energy Source

Gas

Range/Oven/Cooktop: Exhaust

Hood Type

Vented

Dishwasher: Brand

Whirlpool

Serial number F71001337 indicated that the dishwasher was manufactured in 2017.

Range/Oven/Cooktop: Range/Oven Brand

Whirlpool

Serial number K43416704 indicated that the range was manufactured in 2014. The installation and manufacture dates may vary.

Recommendations

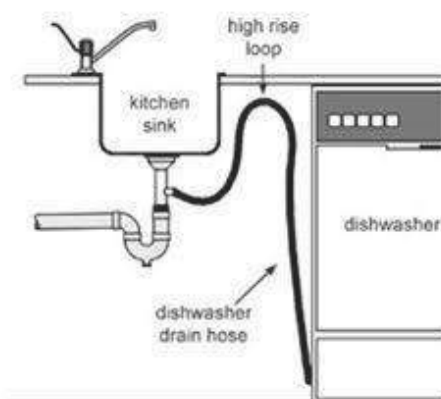
11.1.1 Dishwasher

IMPROPERLY INSTALLED HIGH-LOOP IN DRAIN PIPE

Dishwasher drain pipe was installed improperly. The drain pipe should have a high-loop or air gap to reduce the possibility of contaminated water backflow due to a clogged drain. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



12: GARAGE

		IN	NI	NP	R
12.1	Ceiling	X			
12.2	Floor				
12.3	Walls & Firewalls	X			
12.4	Garage Door	X			
12.5	Garage Door Opener				
12.6	Occupant Door (From garage to inside of home)				

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Description

2 1/2 Car, Attached

Ceiling: Description

Sheetrock

Walls & Firewalls: Description

Sheetrock

Garage Door: Material

Aluminum

Garage Door: Type

Automatic

Recommendations

12.1.1 Ceiling

STAIN(S) ON CEILING

GARAGE

There is a stain on ceiling/wall that requires repair/paint. Source of staining could be old or active, the area was dry at the time of the inspection. Recommend painting with oil based primer and monitoring.

Recommendation

Recommended DIY Project



12.3.1 Walls & Firewalls

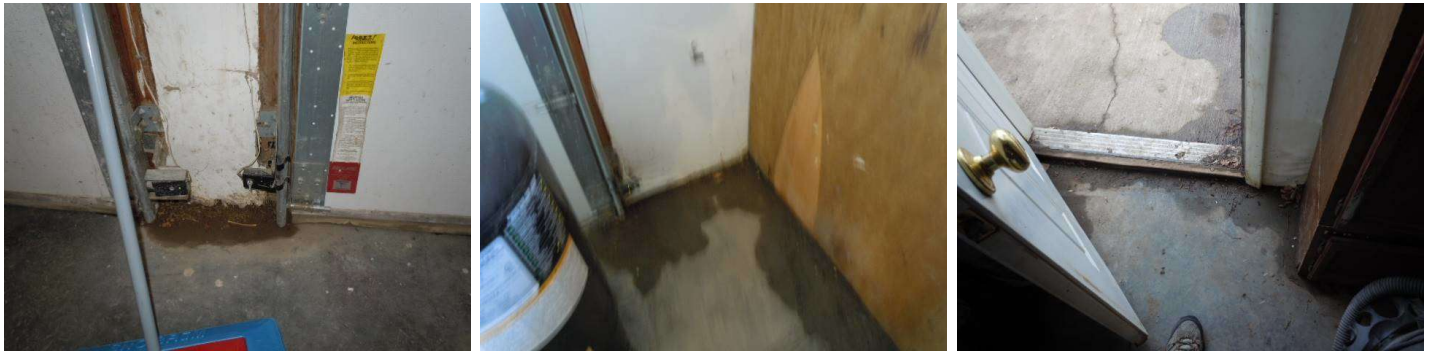
MOISTURE INTRUSION

GARAGE

Garage walls showed signs of moisture intrusion. Recommend a qualified contractor evaluate and find source of moisture and offer a solution to prevent further baseplate and sheetrock damage and/or mold growth.

Recommendation

Contact a qualified professional.



12.4.1 Garage Door

AUTO REVERSE PRESSURE SENSOR NOT WORKING

 Safety Hazard

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend adjusting the pressure at which the door will reverse upon hitting an object. This can take some fine tuning to ensure that the door shuts in all conditions and temperatures. Sometimes a balance between safety and functionality will have to be met.

Recommendation

Recommended DIY Project

13: INSPECTION LIMITATIONS

		IN	NI	NP	R
13.1	Gas Fireplace		X		
13.2	Sauna		X		

IN = Inspected

NI = Not Inspected

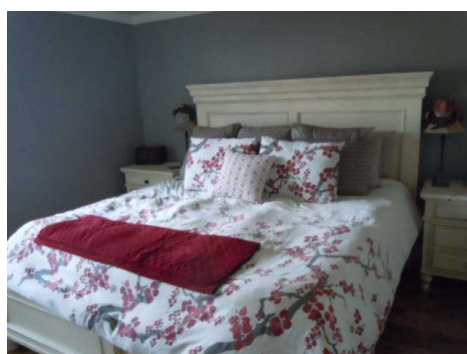
NP = Not Present

R = Recommendations

Information

Homeowner Belongings

Homeowner belongings were an inspection restriction in some areas such as closets. The flooring and walls were not inspected for defects in the closets and under/behind furniture for example. Recommend doing a thorough walk through before the closing date to check for any hidden damage or water intrusion.



Gas Fireplace: Gas Fireplace Not Inspected

The gas fireplace was not operated due to unidentified controls. Recommend asking the homeowner to identify fireplace controls and demonstrate operation.

Sauna: Sauna Was Not Inspected/Operated

The sauna does not fall under a general home inspection and was not inspected or operated. Recommend asking the homeowner to identify sauna controls and demonstrate operation.

Limitations

General

FINISHED BASEMENT

The exterior foundation was covered by siding and flashing and the interior foundation is covered by a 100% finished basement. I was unable to see any part of the foundation but did not observe any indications of bowing, settling, or water intrusion in the foundation.

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 inspector's 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.

Basement, Foundation, 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.

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.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

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.

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.

Attic, Insulation & Ventilation

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.

Doors, Windows & 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.

Built-in Appliances

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 confirm the operation of every control and feature of an inspected appliance.