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INSPECTION REPORT

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Dubuque, Iowa 52001

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10/29/2025

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1: INSPECTION DETAILS

Information

Occupancy
Occupied

Home Faces
North

Temperature during inspection
Below 65(F)=18(C)

Significant precipitation in last 3 days
Yes

Type of building
Single Family (2 story)

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Inspection Report Definitions

1. Apparent Condition: Systems and components are rated as follows:

1. **INSPECTED (IN)** Indicates that the component is functionally consistent with its original purpose but may show signs of normal wear and tear, and deterioration.
2. **Limited Inspection (LI)** Indicates that the component or system was not fully available to be inspected. Only a partial inspection could be completed.
3. **MARGINAL (MA)** These items will fall under normal lower cost home maintenance items. Indicates the component could require maintenance or replacement within 5 years.
4. **MATERIAL DEFECT (MD)** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
5. **SAFETY HAZARD (SH)** Denotes a condition that is unsafe and in need of prompt attention.

2. Installed systems and components: structural components, exterior, interior, roofing, plumbing, electrical, heating, central air-conditioning (weather permitting); insulation and ventilation.

3. Readily accessible systems and components: Only those systems and components where the inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.

4. Any component not listed as being deficient in some manner is assumed to be satisfactory

Important Information / Limitations: Inspection Overview

Gold Shield Inspections strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by InterNACHI. As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

There may be comments made in this report that exceed the required reporting of the InterNACHI Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period**, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection is not equal to extended day-to-day exposure and will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as **existing at the time of inspection only**, and expire at the completion of the inspection. The limit of liability of Gold Shield Inspections and its employees, officers, etc. does not extend beyond the day the inspection was performed. As time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into crawl spaces or basements, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report and should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Important Information / Limitations: Notice to Third Parties

Notice to Third Parties: This report is the property of Gold Shield Inspections and is Copyrighted as of 2018. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Important Information / Limitations: Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components, Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Important Information / Limitations: Thermal Imaging Information

THERMAL IMAGING: An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to me schedule this service.

Important Information / Limitations: Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

QUALITATIVE vs QUANTITATIVE: A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES: I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed. Building standards change and are improved for the safety and benefit of the occupants of the home and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the homes items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of ALL the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY: Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart is attached to your inspection page.

PHOTOGRAPHS: Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

2: ROOF SYSTEMS

		IN	LI	MA	MD	SC
2.1	Roof Structure/Covering	X				
2.2	Roof penetration	X				
2.3	Flashing	X	X			
2.4	Roof Drainage System	X				

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

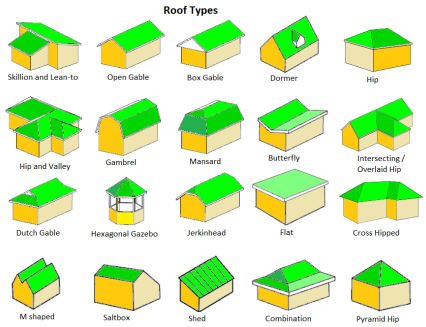
Information

Inspection Method
Ground, Roof, Ladder

# of Layers
1

Primary roof-covering
Architectural Fiberglass Asphalt Shingle

The roof style was:
Combination



Aproximate Roof Covering Age

5-10

Your inspector will use a combination of experience, knowledge of roofing materials, and specific signs of wear and tear to approximate the age of an asphalt shingle roof. Here's how a professional would go about it:

1. **Type of Shingle**: Knowing the typical lifespan of various types of asphalt shingles can provide a starting point. For example:
   - **3-tab shingles**: Typically last 20-25 years.
   - **Architectural shingles**: Can last 30 years or more.
   - **Premium shingles**: Some can last up to 50 years.

2. **Shingle Condition**:
   - **Granule Loss**: A significant loss of the granular surface on the shingle can indicate age.
   - **Curling and Cupping**: The edges of older shingles often curl upwards or the middle may bubble up.
   - **Cracking**: As shingles age, they become more brittle and may develop cracks.
   - **Bald Spots**: Older shingles might have large areas where granules are missing.
   - **Edges**: Frayed or deteriorated edges can indicate significant wear and age.

3. **Pattern of Wear**: How the shingles are wearing can give clues. For instance, if only the shingles on one side of a roof or in one area are showing wear, it might be due to external factors like overhanging trees or poor ventilation, rather than age.

4. **Moss and Algae Growth**: While this can occur on newer roofs in damp climates or shaded areas, significant growth often indicates an older roof.

5. **Underlayment and Decking Condition**: If the professional has access to inspect the underlayment or decking, they can also get clues about the roof's age. Older roofs might have felt underlayment, while newer ones might use synthetic materials.

6. **Flashing and Sealants**: The condition of flashing around vents, chimneys, and other roof penetrations can give hints. Older, corroded, or damaged flashing may indicate an older roof. Sealants that are brittle, missing, or deteriorated can also be a sign of age.

7. **Past Repairs**: Multiple layers of shingles, mismatched shingles, or evidence of numerous patches can indicate an older roof or one that's had significant issues.

Given all the above factors, a seasoned professional can often give a reasonably accurate estimate of the age of an asphalt shingle roof through visual inspection. This is an estimate based off the inspectors experience.

Roof Structure/Covering: Asphalt Shingle Disclaimer

Asphalt composition shingles come in a wide variety of types, brands, and models, each with manufacturer-specific installation requirements that may differ, even among shingles with a similar appearance. Additionally, critical components such as underlayment cannot be visually confirmed once the shingles are installed, and fasteners cannot be inspected without disturbing the adhesive strips that are essential for wind resistance. Due to these limitations, the Inspector disclaims responsibility for verifying proper installation of asphalt shingles.

Roof Structure/Covering: Asphalt Shingle, Moderate Granule Loss

Moderate uniform granule loss commensurate with the age of the roof was observed at the time of inspection.

Roof Structure/Covering: Keep Tree Overhang Off Roofing Material

Tree branches overhanging the roof can drop limbs and other debris which can damage roof coverings, greatly reducing their durability and overall lifespan. Fallen leaves clog gutters and downspouts and trap moisture against the roof, which can lead to leaks, mold, and deterioration.

Roof Structure/Covering: Sheathing, Moderate Weakness

While walking the roof, areas of moderate weakness in the sheathing were observed, though no critical weakness was noted. Moderate sheathing deflection can be common due to factors such as age-related wood degradation, minor water intrusion, or the use of thinner or less rigid materials during original construction. While these areas did not indicate immediate structural concerns, recommend monitoring the roof for further signs of deterioration and consulting a roofing professional if additional concerns develop.

Roof penetration: Photo documentation


Roof Drainage System: Drainage System Runs To Tiling

The homes roof drainage system flows to underground tiling. This helps move water away from the home. These systems can require cleaning if you start to notice water backing up at the downspout connection.

Limitations

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

3: EXTERIOR

		IN	LI	MA	MD	SC
3.1	Exterior Doors	X				
3.2	Driveway	X			X	
3.3	Walkways	X		X		X
3.4	Exterior of Windows	X				
3.5	General Grounds	X		X		
3.6	Soffits Facia and Trim	X				
3.7	Deck, Balcony, Bridge and Porch,	X				
3.8	Exterior Electrical	X				X
3.9	Exterior Plumbing	X				
3.10	Exterior Stairs	X				
3.11	Exterior Foundation	X				
3.12	Dryer vent.	X				
3.13	Aluminum Siding	X				
3.14	Patio	X				
3.15	Retaining walls	X				
3.16	Radon Mitigation	X				
3.17	Brick exterior	X		X		

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

Exterior Doors:
Metal

Exterior wall-covering Material
Aluminum Siding, Brick Veneer

Exterior Electrical: **Photo Documentation**

Radon Mitigation: Active Radon Mitigation

Driveway: Driveway Sealant

Maintenance on joints found in the driveway. Sealants eventually dry, shrink and crack, creating an avenue for water to enter the soil under the driveway. Saturation of soil under the driveway can create a variety of problems depending on soil type. The Inspector recommends that the sealant at this joint be maintained as necessary to prevent water entry.

Driveway: Common Cracks

Common cracks (1/4-inch or less) were visible in the driveway at the time of the inspection. Cracks exceeding inch should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

Walkways: Common Cracks

Common cracks (1/4 inch or less) were visible in the sidewalk at the time of the inspection. Cracks exceeding inch should be patched with an appropriate sealant to avoid continued damage to the walkway surface from freezing moisture.

Walkways: Maintain Walk/Wall Joint Sealant

The joint at which concrete walkways met the exterior walls was protected by a sealant. Sealants eventually dry, shrink and crack, creating an avenue for water to enter the soil next to the home foundation. Saturation of soil near the foundation can create a variety of problems depending on soil type. The Inspector recommends that the sealant at this joint be maintained as necessary to prevent water entry.

Exterior of Windows: Window Sealant

Window sealant should be removed and replaced every 5 years as part of a normal home maintenance plan.

General Grounds: Photo documentation

Aluminum Siding: Aluminum Siding, Cosmetic Damage

Aluminum siding is susceptible to dents and dings caused by hail, accidental impacts, or other physical forces. While primarily cosmetic, excessive denting can detract from the home's appearance and may indicate the siding's reduced ability to protect against elements. Panels with significant damage should be replaced to maintain functionality and curb appeal.

Patio: Photo Documentation

Retaining walls: Photo documentation

Limitations

General Overview and Limitations of Exterior Inspection

LIMITED INSPECTION, OCCUPANT BELONGINGS

The property was occupied at the time of inspection, and personal belongings, furniture, or stored items limited access to certain areas. As a result, a full visual inspection of all components and systems in these areas was not possible. Gold Shield Inspections cannot be held liable for any defects or issues that may exist in these inaccessible areas. We recommend a thorough review of these areas once they are cleared of belongings.

General Overview and Limitations of Exterior Inspection

LIMITED INSPECTION, TEMPERATURE RESTRICTION

Limited inspection on house bibs due to freezing temperatures at any point during the day. This could cause damage if ran when evening temperatures reach below freezing.

Deficiency

3.2.1 Driveway

Material Defect

DRIVEWAY, UNEVEN OR SUNKEN SECTIONS

Uneven or sunken sections of the driveway were observed, which may pose tripping hazards and allow water pooling. Settlement or poor subgrade preparation are common causes. Recommend leveling the affected areas, such as through mudjacking or slab replacement.

Recommendation

Contact a qualified concrete contractor.


3.3.1 Walkways

Safety Concern

SIDEWALK, UNEVEN OR SUNKEN SECTIONS

Uneven or sunken sections of the driveway were observed, which may pose tripping hazards and allow water pooling. Settlement or poor subgrade preparation are common causes. Recommend leveling the affected areas, such as through mudjacking or slab replacement.

Recommendation

Contact a qualified concrete contractor.


3.3.2 Walkways

Maintenance or Low Priority

SIDEWALK, NEGATIVE GRADE

Walkway shows negative grade towards home. This can force moisture back towards the foundation.

3.5.1 General Grounds

Maintenance or Low Priority

VEGETATION TO CLOSE TO STRUCTURE

Bushes, plants, vegetation too close to home recommend at least 3 to 5 inches of clearance between home and vegetation as vegetation can promote moisture, and provide entry to wood destroying organisms to enter the home structure.

Recommendation

Contact a qualified professional.

3.5.2 General Grounds

Maintenance or Low Priority

TREE BRANCHES IN CONTACT

Tree branches were in contact with siding and roofing materials. This will damage these items and also create a pathway for wood destroying insects. These should be cut back away from all building materials.

Recommendation

Contact a qualified professional.

3.8.1 Exterior Electrical

Safety Concern

EXTERIOR, ELECTRICAL, EXPOSED SPLICES

Exposed electrical splices were observed on the exterior of the home that were not properly contained within a junction box. Electrical splices must always be enclosed in an approved weather-resistant junction box with a secured cover to protect the connections from moisture intrusion, corrosion, and physical damage. Leaving conductors exposed to the elements increases the risk of electrical shock, arcing, and potential fire hazards. Recommend evaluation and correction by a qualified electrician to ensure all exterior wiring is properly enclosed and compliant with safe installation practices.

Recommendation

Contact a qualified electrical contractor.

Sellers have resolved this issue 3.8.1

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PKP 05/05/26 8:02 PM CDT dotloop verified

3.17.1 Brick exterior

Maintenance or Low Priority

BRICK, SPALLING

Spalling observed at multiple locations along the exterior brick wall. This is caused when moisture is absorbed into the brick then freezes causing flaking of the brick structure. This has caused weak points and should be repaired to ensure no ongoing damage.

Recommendation

Contact a qualified masonry professional.



4: GARAGE

		IN	LI	MA	MD	SC
4.1	Garage Overhead Door	X				
4.2	Garage Occupant Doors	X				
4.3	Garage Floors	X	X	X		
4.4	Garage Walls and Ceilings	X	X			
4.5	Garage Attic	X	X			
4.6	Garage Windows					
4.7	Garage Electrical	X	X			X
4.8	Garage Structural	X	X			
4.9	Garage Roof Drainage System					
4.10	Garage Roof	X				
4.11	Garage, Stairs/Steps to Living Space	X				
4.12	Garage Exterior Walls	X				
4.13	Garage, General Grounds	X				

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Information

Garage Vehicle Door Type:
Single

Number of Automatic Openers:
3

Number of Vehicle Doors:
3

Vehicle Door Safety:
Installed and operating correctly

Adjust Auto Reverse Safety Feature

To decrease the amount of force required to reverse the direction of the garage door, turn the knob (or screw with a screwdriver) counterclockwise one quarter. To increase the amount of force, turn it clockwise. Re-test the auto-reverse function and repeat this process until your opener is properly adjusted.

Garage Overhead Door: Photo Documentation


Garage Overhead Door: Panel(s), Cosmetic Damage

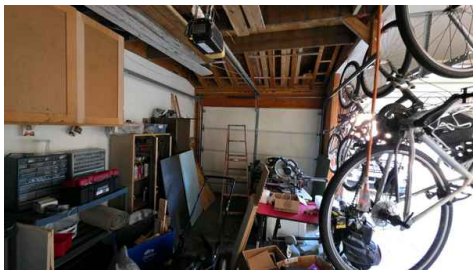
Panel(s) on on the garage door had several areas that were dented or scratched. Currently this condition is considered cosmetic and does not affect their operation.

Garage Floors: Photo documentation


Garage Walls and Ceilings: Photo documentation







Garage Walls and Ceilings: Drywall, Common Joint Cracking

Common joint cracking was observed at the time of inspection. This is not a structural issue it is due to moving and settling of structure over time.

Garage Walls and Ceilings: Walls and Ceilings, Moderate Damage

Garage walls and ceilings exhibited moderate damage to coverings and other surfaces. No significant damage was observed.

Limitations

General Overview and Limitations of Garage Inspection

LIMITED INSPECTION, OCCUPANTS BELONGINGS

INTERIOR ROOMS

The property was occupied at the time of inspection, and personal belongings, furniture, or stored items limited access to certain areas. As a result, a full visual inspection of all components and systems in these areas was not possible. Gold Shield Inspections cannot be held liable for any defects or issues that may exist in these inaccessible areas. We recommend a thorough review of these areas once they are cleared of belongings.

General Overview and Limitations of Garage Inspection

LIMITED INSPECTION, FINISHED INTERIOR

Limited Inspection on structural components behind finished areas such as walls and ceilings.

Deficiency

4.3.1 Garage Floors

Maintenance or Low Priority

GARAGE FLOOR, HAIRLINE CRACKING

Hairline cracks are visible on the garage floor. These fine cracks are typically caused by normal shrinkage as the concrete cures or by minor settling over time. They are generally superficial and do not indicate a structural concern.

While hairline cracks are not a safety or structural issue, they may allow moisture or chemicals to penetrate, potentially leading to long-term deterioration.

Sealing the cracks with an appropriate concrete filler or sealant can help prevent moisture infiltration and protect the integrity of the floor. Regular monitoring is advised to ensure the cracks do not widen over time.

Recommendation

Contact a qualified concrete contractor.

4.7.1 Garage Electrical

Safety Concern

GARAGE RECEPTACLE, CRACKED/BROKEN

A broken or cracked electrical receptacle was observed in the garage. This damage compromises the receptacle's functionality and poses a significant safety hazard by exposing internal components. The condition increases the risk of electrical arcing, short circuits, or accidental contact with live parts, which could result in electric shock or fire. This is particularly concerning in a garage environment, where heavy-duty tools or equipment may be plugged in. It is strongly recommended to have the receptacle replaced promptly by a licensed electrician. The electrician should also inspect the associated wiring to ensure it is in good condition and meets safety standards. Addressing this issue will restore proper functionality and mitigate potential risks.

Recommendation

Contact a qualified electrical contractor.

Sellers have resolved this issue 4.7.1

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05/05/26 8:02 PM CDT dotloop verified

5: ATTIC

		IN	LI	MA	MD	SC
5.1	General Overview	X				
5.2	Roof Framing (from attic)	X				
5.3	Roof Sheathing	X			X	
5.4	Roof Structure Ventilation	X				
5.5	Misc Attic Conditions (leakage, debris, etc.)	X				
5.6	Attic Electrical	X				

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Information

1 Attic inspected from:
Inside the attic

Location
Master Bedroom Closet

2 Approximate attic thermal insulation depth:
12-14 inches

3 Attic thermal insulation material:
Blown-in Fiberglass

Roof Framing Type:
Conventional Framing

Roof Sheathing Material:
7/16-inch Oriented Strand Board (OSB)

Roof structure ventilation device type:
Continuous ridge vent, Soffit vents

General Overview: Photo Documentation

Limitations

General Overview and Limitations of Attic Inspection

LIMITED INSPECTION, INSUFFICIENT HEADROOM

The attic inspection was restricted due to insufficient headroom, which made safe entry and movement within the space impossible. Areas of the attic, such as insulation, ventilation, and framing, could only be visually inspected from the access point. For a more detailed evaluation, modifications to improve access or alternative inspection methods may be required. If concerns arise regarding inaccessible areas, consulting a qualified contractor is recommended.

Deficiency

5.3.1 Roof Sheathing

Material Defect

ATTIC SHEATHING NORTH FACING SLOPE POSSIBLE BIOLOGICAL GROWTH AND DISCOLORATION

The north-facing slope of the attic roof sheathing displayed dark discoloration and what appears to be possible biological growth. This condition is often caused by elevated humidity and poor air circulation within the attic, allowing moisture to condense on the cooler north-facing roof surfaces. Contributing factors may include inadequate soffit or ridge ventilation, unsealed attic bypasses that allow warm, moist household air to escape into the attic, or bathroom and dryer vents exhausting into the attic instead of to the exterior. The shaded north slope also receives less sunlight, preventing the sheathing from drying as quickly as the opposing side, further encouraging moisture retention. Recommend improving attic ventilation balance, sealing any air leaks from the living space, and having the discoloration evaluated by a qualified professional to confirm if biological growth is present and determine if remediation is necessary.

Sellers have resolved this issue 5.3.1

GP 05/05/26 9:18 PM EDT dotloop verified

PAP 05/05/26 8:02 PM CDT dotloop verified

Recommendation

Contact a qualified professional.




6: KITCHEN

		IN	LI	MA	MD	SC
6.1	General Overview and Limitations of Kitchen Inspection	X	X			
6.2	Kitchen Floor	X				
6.3	Kitchen Ceilings and Walls	X				
6.4	Kitchen Cabinets	X	X			
6.5	Kitchen Plumbing / Sink	X	X			
6.6	Kitchen Electrical	X	X			
6.7	Kitchen Window	X				
6.8	Range Hood or Built in Microwave	X				
6.9	Range	X				
6.10	Refrigerator	X	X			
6.11	Dishwasher	X	X			
6.12	Garbage Disposal	X				

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

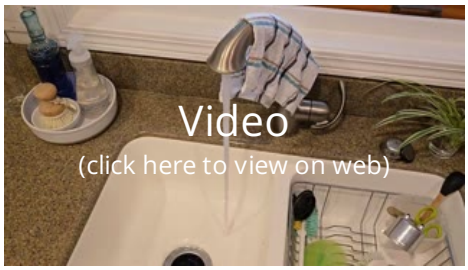
General Overview and Limitations of Kitchen Inspection: 1 Floor Covering Materials:
Modern Hardwood Flooring

General Overview and Limitations of Kitchen Inspection: 3 Walls and Ceilings:
Drywall

General Overview and Limitations of Kitchen Inspection: Exhaust Type
Recirculating

General Overview and Limitations of Kitchen Inspection: Stove Hook Ups
Gas

Kitchen Plumbing / Sink: Video Documentation



Refrigerator: Photo documentation

Garbage Disposal: Photo documentation

Kitchen Plumbing / Sink: Photo documentation

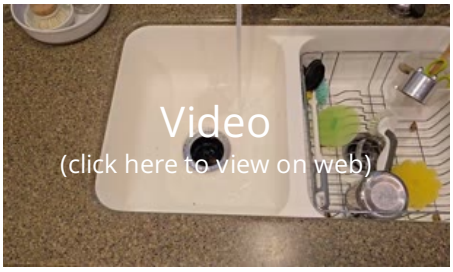

Range Hood or Built in Microwave: Photo documentation



Range: Photo documentation


Dishwasher: Photo documentation


Garbage Disposal: Video Documentation



Limitations

General Overview and Limitations of Kitchen Inspection

LIMITED INSPECTION, OCCUPANT BELONGINGS

The property was occupied at the time of inspection, and personal belongings, furniture, or stored items limited access to certain areas. As a result, a full visual inspection of all components and systems in these areas was not possible. Gold Shield Inspections cannot be held liable for any defects or issues that may exist in these inaccessible areas. We recommend a thorough review of these areas once they are cleared of belongings.

Dishwasher

LIMITED INSPECTION, DISHWASHER CONTAINED OCCUPANTS ITEMS

Gold Shield Inspections is unable to run a dishwasher that contains occupants belongings. The dishwasher was not fully inspected at the time of the inspection.

7: BATHROOMS

		IN	LI	MA	MD	SC
7.1	Bathroom Floor	X				
7.2	Bathroom Ceilings and Walls	X			X	
7.3	Bathroom Ventilation	X				
7.4	Bathroom Electrical	X				
7.5	Bathroom Sink	X	X			
7.6	Bathroom Toilet	X	X	X		
7.7	Bathroom Tub/Shower	X		X		

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

Bathroom Cabinets:
Solid Wood, Veneer on MDF

Bathroom Floor:
Wood, Vinyl Tile

Bathroom Sink:
Sink in a cabinet

Bathroom Toilet Type:
Low-volume flush (1.6 gal. [6 litres] or less)

Bathroom Bathtub:
Fiberglass

Bathroom Shower:
Tiled enclosure

Bathroom Exhaust:
Fan with light, Fan only

Bathroom Sink: Photo Documentation

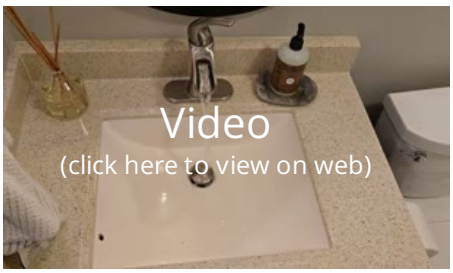


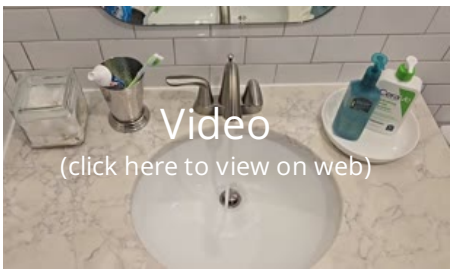


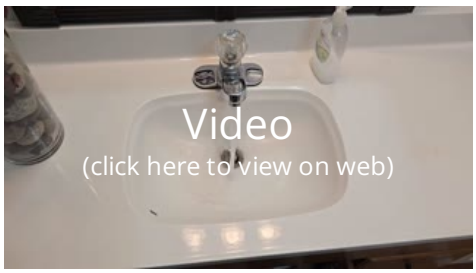




Bathroom Sink: Video Documentation







Bathroom Toilet: Photo Documentation




Bathroom Tub/Shower: Photo Documentation




Limitations

General Overview and Limitations of Bathroom Inspection

LIMITED INSPECTION, OCCUPANTS BELONGINGS

INTERIOR ROOMS

The property was occupied at the time of inspection, and personal belongings, furniture, or stored items limited access to certain areas. As a result, a full visual inspection of all components and systems in these areas was not possible. Gold Shield Inspections cannot be held liable for any defects or issues that may exist in these inaccessible areas. We recommend a thorough review of these areas once they are cleared of belongings.

Deficiency

7.2.1 Bathroom Ceilings and Walls

Material Defect

MASTER BATHROOM, CEILING, EVIDENCE OF PREVIOUS AND POSSIBLE ONGOING MOISTURE DAMAGE

The ceiling in the master bathroom shows visible signs of previous moisture intrusion, particularly around the perimeter near the shower where a faint white, efflorescence-like coating is present. This discoloration is often caused by moisture movement through drywall or joint compounds, leaving behind mineral deposits as the water evaporates. Although no elevated moisture levels were detected at the time of inspection using a moisture meter or thermal imaging, the presence of this residue indicates that past or intermittent moisture exposure has occurred and may still be active under certain conditions. Recommend monitoring the area for recurrence and ensuring proper ventilation during and after showers. If the staining expands or reappears, further evaluation by a qualified contractor is advised to identify and repair any potential hidden sources of moisture.

Recommendation

Contact a qualified professional.

7.6.1 Bathroom Toilet

Maintenance or Low Priority

BATHROOM TOILET, WEAK OR INCOMPLETE FLUSH

The toilet exhibited a weak or incomplete flush, potentially caused by low water levels, a clogged siphon jet, or blockages in the trap. Recommend cleaning the siphon jet, adjusting the water level, or addressing any blockages to restore proper functionality.

Basement Bathroom Clogged By Toilet Paper

Recommendation

Contact a qualified plumbing contractor.

7.7.1 Bathroom Tub/Shower

Maintenance or Low Priority

BATHROOM TUB/SHOWER, MISSING OR DETERIORATED GROUT OR CAULKING

Grout or caulking around tiles, tub edges, or shower joints was cracked, missing, or deteriorated. This can allow water to seep into surrounding materials, causing damage. Recommend removing old grout or caulking and applying fresh, waterproof material.

Recommendation

Recommended DIY Project

Basement Bathroom Shower Missing Caulking

8: INTERIOR

		IN	LI	MA	MD	SC
8.1	Thermostat	X				
8.2	Interior Floors	X	X			
8.3	Interior Ceilings & Walls	X	X	X		
8.4	Interior Doors	X				
8.5	Interior Stairs	X				
8.6	Interior Windows	X	X	X		
8.7	Interior Electrical	X	X	X		X
8.8	Doorbells/Detectors/Fans & general observations	X				
8.9	Laundry Room	X	X			
8.10	Fireplace		X			

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Information

1 Floor Covering Materials:
Modern Hardwood Flooring, Carpet

2 Interior Doors:
Wood Hollow Core

3 Walls and Ceilings:
Drywall

4 Window Glazing:
Double-pane

5 Window Material:
Wood

6 Window Operation:
Double-hung

# of Bedrooms
4

# of Bathrooms
2, .5

Laundry Room: Washer/Dryer Hook-up Photo

Washer and dryer hookups location.

Fireplace: Photo Documentation

Air Quality

Gold Shield Inspections recommends Air Sampling for all residential properties. A home inspection is a visual inspection of the condition of your property. To ensure the air quality and ensure no hidden issues with toxins that can be produced by hidden mold inside walls, ductwork and structural components. We offer air sampling and quick turn around on all samples. Let us know if you would like more information.

Interior Floors: Interior Introduction

Inspection of the property interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the property interior typically includes:

- interior wall, floor and ceiling coverings and surfaces;
- doors and windows: condition, hardware, and operation;
- interior trim: baseboard, casing, molding, etc.;
- permanently-installed furniture, countertops, shelving, and cabinets; and
- ceiling and whole-house fans.

Laundry Room: Laundry Room Sink


Limitations

General Overview and Limitations of Interior Inspection

LIMITED INSPECTION, OCCUPANTS BELONGINGS

INTERIOR ROOMS

The property was occupied at the time of inspection, and personal belongings, furniture, or stored items limited access to certain areas. As a result, a full visual inspection of all components and systems in these areas was not possible. Gold Shield Inspections cannot be held liable for any defects or issues that may exist in these inaccessible areas. We recommend a thorough review of these areas once they are cleared of belongings.

Laundry Room

LIMITED INSPECTION, OCCUPANTS BELONGINGS

The washer and/or dryer were not operated during the inspection as they contained occupants' belongings. Operating appliances with items inside could risk damage or disruption. Recommend confirming the functionality of the washer and dryer once they are empty and consulting a qualified appliance technician if any issues are observed.

Deficiency

8.3.1 Interior Ceilings & Walls

Maintenance or Low Priority

GYPSUM BOARD CEILING, PREVIOUS WATER DAMAGE OR STAINING

Evidence of water damage or staining was observed on the drywall, indicating a possible leak or moisture intrusion. Moisture meter showed no heightened moisture levels at the time of the inspection. Recommend repairing or replacing the affected drywall to prevent further issues.

Recommendation

Contact a qualified professional.


Livingroom


Livingroom


1st Floor Kitchen

8.3.2 Interior Ceilings & Walls

Maintenance or Low Priority

GYPSUM BOARD CEILING, IMPROPERLY FINISHED SEAMS

Drywall seams were improperly finished, showing visible joints, ridges, or tape detachment. Recommend sanding, re-taping, and applying joint compound to achieve a smooth and consistent finish.

Recommendation

Contact a qualified drywall contractor.


2nd Floor Hallway


2nd Floor Hallway

8.3.3 Interior Ceilings & Walls

Maintenance or Low Priority

GYPSUM BOARD CEILING, SAGGING OR WARPING

Drywall panels showed signs of sagging or warping, which may be due to improper installation, excessive moisture, or structural issues. Recommend replacing the affected panels and addressing any contributing factors.

Recommendation

Contact a qualified drywall contractor.




1st Floor Dining Room

8.3.4 Interior Ceilings & Walls

Maintenance or Low Priority

INTERIOR, DROP CEILING, WARPED AND BENT PANELS

BASEMENT

The interior drop ceiling contains several panels that are warped or bent. This type of distortion is commonly caused by excessive humidity, past moisture exposure, or improper installation and support of the panels. Warped ceiling tiles can detract from the room's appearance and may indicate past or ongoing moisture issues above the ceiling. In some cases, sagging tiles can also compromise the integrity of the suspension grid or conceal potential damage to wiring, ductwork, or insulation above. It is recommended that damaged ceiling panels be replaced and that the area above the ceiling be inspected for any signs of leaks or elevated moisture levels to prevent recurrence.

Recommendation

Contact a qualified professional.

8.6.1 Interior Windows

Maintenance or Low Priority

INTERIOR, WINDOWS, TOP SASH DROPPING WHEN UNLOCKED

Several interior windows were observed where the top sash drops approximately one inch when the window is unlocked. This condition is typically caused by worn or broken sash balance mechanisms, weakened tension springs, or loose fittings within the window frame. When the top sash does not remain securely in place, it can lead to drafts, water intrusion, and difficulty maintaining a proper seal, reducing the overall energy efficiency of the home. Additionally, the sudden dropping of the sash may pose a minor safety concern if it falls unexpectedly. It is recommended that a qualified window repair specialist or contractor evaluate and repair the affected windows to restore proper operation and ensure they remain secure when opened or closed.

Recommendation

Contact a qualified professional.


1st Floor Kitchen


1st Floor Dining Room

8.7.1 Interior Electrical

Safety Concern

INTERIOR SWITCHES OR OUTLETS, MISSING COVER PLATES

Cover plates protect users from accidental contact with live wires and prevent debris from entering electrical boxes. Missing plates increase the risk of shocks or short circuits. Recommend installing cover plates over all exposed switches to ensure safety.

Recommendation

Contact a qualified professional.

Sellers have resolved this issue 8.7.1

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PAP 05/05/26 8:02 PM CDT dotloop verified

Basement Closet

8.7.2 Interior Electrical

Safety Concern

INTERIOR OUTLETS, NON-FUNCTIONAL OUTLETS

A non-functional outlet may be caused by faulty wiring, a tripped circuit, or internal damage to the outlet. This can limit functionality and may indicate an underlying issue in the electrical system. Recommend further evaluation by a licensed electrician to identify and resolve the issue.

Recommendation

Contact a qualified electrical contractor.

1st Floor To 2nd Floor Staircase

Sellers have resolved these issues 8.7.2 & 8.7.3

JP 05/05/26 9:18 PM EDT dotloop verified

PAP 05/05/26 8:02 PM CDT dotloop verified

8.7.3 Interior Electrical

Maintenance or Low Priority

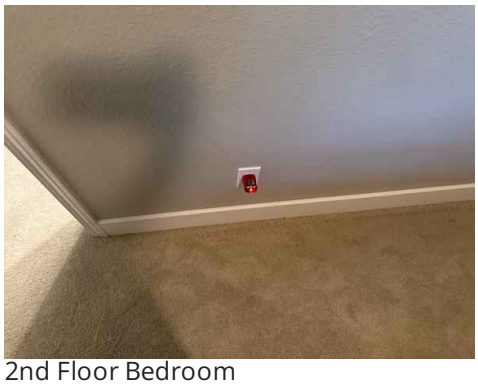
INTERIOR OUTLETS, OPEN GROUND

An outlet with an open ground lacks a proper ground connection, which is critical for safely redirecting excess current in case of a fault. This issue can increase the risk of electrical shock and is common in older homes. Recommend upgrading or repairing the outlet to include a proper ground wire.

Recommendation

Contact a qualified professional.

2nd Floor Bedroom

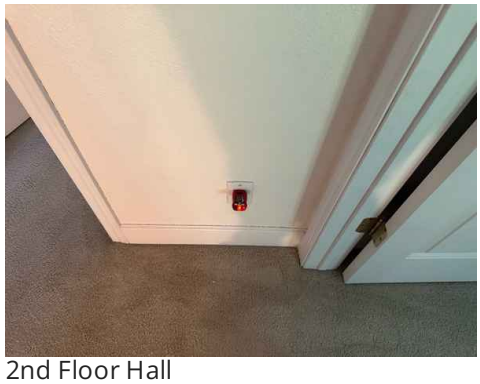


2nd Floor Bedroom

2nd Floor Bedroom


2nd Floor Bedroom


2nd Floor Bedroom


2nd Floor Hall

8.8.1 Doorbells/Detectors/Fans & general observations

Safety Concern

SMOKE DETECTOR INSTALL MORE

NFPO Information

The Inspector recommends installing a smoke detector to provide improved fire protection for common areas. Generally-accepted current safety standards recommend smoke detectors be installed in the following locations:

1. In the immediate vicinity of the bedrooms

2. In all bedrooms

3. In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.

4. In units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof. Any smoke detector located within 20 feet of a kitchen or bathroom containing a tub or shower must be a photoelectric type. The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72:

5. Smoke detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling.

6. Smoke detectors should not be located within three (3) feet of a door to a bathroom containing a tub or a shower or the supply registers of a forced air HVAC system. Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

Recommendation

Recommended DIY Project

9: PLUMBING

		IN	LI	MA	MD	SC
9.1	Water Supply and Distribution	X	X		X	
9.2	Sewage and DWV Systems	X	X			
9.3	Visable Gas Piping System	X	X			
9.4	Water Heater	X	X			
9.5	Sump Pump	X	X			
9.6	Water Softener					
9.7	Radon Mitigation	X	X			

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

Sewage System Type:
Public

Drain Waste and Vent Pipe Materials:
Polyvinyl Chloride (PVC)

Water Supply Pipe:
1/2-inch

Sump Pump:
Unable to verify operability

Water Distribution Pipes:
1/2-inch and 3/4-inch copper

Water Heater Fuel Type
Natural Gas

Water Heater Manufacturer
Whirlpool

Water Heater Manufacturer Date
2015

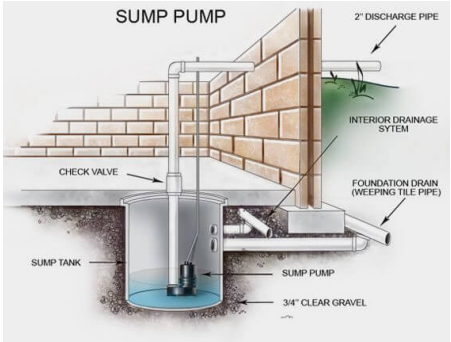
Water Heater Tank Capacity
50 gallons

Water main shut off

Water Temperature At Faucet
122.3

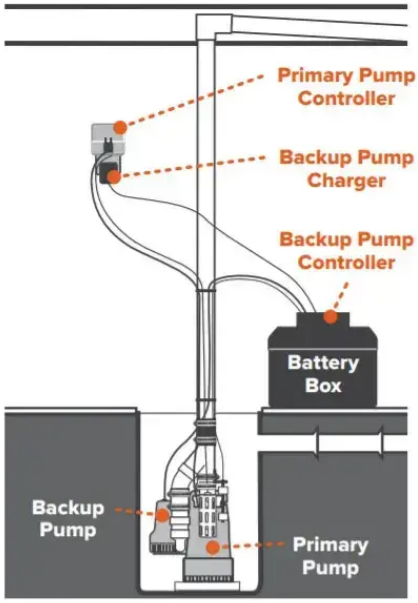
Sump Pump: Information on Basement Installed Sump Systems

The basement contained a sump pump. A sump pump is a water pump installed in a pit in the lower level of the home. This system protects the home from water intrusion by discharging rising groundwater or seepage from surface runoff to the exterior of the home or to a waste pipe or storm drain. Sump pumps require periodic maintenance to ensure that they work when they're needed.



Sump Pump: Sump Pump System, No Battery or Backup System

The sump pump system lacked a battery or water-powered backup unit, leaving the property vulnerable to flooding during power outages or primary pump failure. Recommend installing a backup system to ensure continuous protection.



Radon Mitigation: Overview: Active Radon Mitigation System for Crawlspaces, Basements, and Slab Homes

What is an Active Radon Mitigation System?
An active radon mitigation system is designed to reduce radon gas levels in homes, including those with crawlspaces, basements, or slab foundations. Radon is a naturally occurring radioactive gas linked to health risks like lung cancer. The system uses a fan to draw radon gas from beneath the home and vent it safely outdoors.

Key Components of an Active Radon Mitigation System

1.

Radon Suction Points:

- Basement: A hole is cored through the slab to access the soil beneath, where radon gas is collected and vented.
- Crawlspace: A sealed vapor barrier is installed over the exposed soil, with a suction point beneath to extract radon gas.
- Slab Home: Similar to a basement system, a suction point is installed by drilling into the slab to reach the sub-slab soil.

2.

Ventilation Piping:
PVC piping routes radon gas from the suction point(s) to above the roofline for safe outdoor discharge.

3.

Radon Fan:
An inline fan creates a vacuum to continuously draw radon gas from beneath the home and vent it outside. The fan is typically installed outside the living space, such as in an attic or exterior location.

4.

System Monitor:
A pressure gauge (manometer) on the vent pipe allows homeowners to verify the system is functioning properly.

How It Works:

- Crawlspaces: The radon fan pulls gas from under the sealed vapor barrier, keeping radon from entering the home.
- Basements and Slabs: The fan draws radon from beneath the slab and vents it outdoors, maintaining a lower pressure under the slab to prevent radon infiltration.

Maintenance Tips:

1. Monitor System Performance: Regularly check the manometer or monitoring device to confirm the system is working.
2. Inspect Vapor Barriers (Crawlspaces): Ensure the barrier is intact with no tears or gaps.
3. Test Radon Levels Periodically: Retest radon levels every 2–3 years to ensure the system is maintaining safe levels.
4. Radon Fan Replacement: Fans typically last 5–10 years and should be replaced as needed.

Why It's Important:

An active radon mitigation system reduces radon levels to safer levels (below 4.0 pCi/L, as recommended by the EPA), protecting occupants from potential health risks. Regular monitoring and maintenance ensure continued system effectiveness.

Limitations

General Overview and Limitations of Plumbing Inspection

LIMITED INSPECTION, OCCUPANT BELONGINGS

The property was occupied at the time of inspection, and personal belongings, furniture, or stored items limited access to certain areas. As a result, a full visual inspection of all components and systems in these areas was not possible. Gold Shield Inspections cannot be held liable for any defects or issues that may exist in these inaccessible areas. We recommend a thorough review of these areas once they are cleared of belongings.

Sump Pump

LIMITED INSPECTION DUE TO SEALED SUMP PUMP COVER

The sump pump was not fully inspected because it was enclosed with a sealed cover. This limited our ability to evaluate the pump's operation, condition, and the interior of the sump pit. Sealed covers are often used to reduce odors or radon gas emissions, but they restrict visual access. Recommend consulting a qualified professional to confirm the pump's functionality and assess the system as needed.

Water Softener

LIMITED INSPECTION DUE TO WATER SOFTENER OUTSIDE SOP

The water softener was not inspected as its evaluation falls outside the scope of our inspection and the InterNACHI Standards of Practice. Functionality, maintenance status, and overall condition of the unit were not assessed. Recommend consulting a qualified water treatment specialist for a full evaluation of the water softener system.

Deficiency

9.1.1 Water Supply and Distribution

Material Defect

MECHANICAL ROOM, EXPANSION TANK CONNECTION, HEAVY CORROSION PRESENT

The connection between the expansion tank and the adjoining copper water line shows significant corrosion. This level of deterioration is typically caused by electrolysis between dissimilar metals, prolonged exposure to moisture, or minor leakage at the joint. Over time, corrosion can weaken the connection, leading to reduced system efficiency or potential leaks under pressure. Recommend evaluation and repair by a qualified plumber to clean, replace, or re-secure the affected fittings as necessary and verify that proper dielectric fittings or materials are in place to prevent future corrosion.

Recommendation

Contact a qualified plumbing contractor.

10: STRUCTURE

		IN	LI	MA	MD	SC
10.1	Wall Structure	X	X			
10.2	Framed Floor Structure and supports	X	X			
10.3	Foundation	X	X	X		
10.4	Slab	X	X			

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

Home Structural Design
Platform Framing

1 Exterior Wall Structures:
Conventional 2x4 Wood Frame

2 Foundation Configuration:
Finished basement

3 Foundation Method/Materials:
Poured concrete footings

4 Main Floor Structure:
Oriented strand board (OSB) sheathing over floor trusses

5 Main Floor Structure-Intermediate Support:
Steel Posts, Steel girder

Limitations

General Overview and Limitations of Structural Component Inspection

LIMITED INSPECTION, STRUCTURAL COMPONENTS BEHIND FINISHED SURFACES

The inspection of structural components, including walls, ceilings, and floors, was limited due to the presence of finished surfaces such as drywall, paneling, or flooring materials. These finishes restrict access to the underlying structural elements, making it impossible to assess their condition fully. This limitation prevents a thorough evaluation of potential issues such as hidden framing damage, water intrusion, pest activity, or improper modifications.

While no visible signs of structural concerns were observed at the time of the inspection, it is important to note that hidden defects may exist behind these finished surfaces. If concerns arise in the future, or if renovations are planned that involve removing these finishes, further evaluation by a qualified professional is recommended to assess the condition of the concealed structural components.

General Overview and Limitations of Structural Component Inspection

LIMITED INSPECTION, OCCUPANT BELONGINGS

The property was occupied at the time of inspection, and personal belongings, furniture, or stored items limited access to certain areas. As a result, a full visual inspection of all components and systems in these areas was not possible. Gold Shield Inspections cannot be held liable for any defects or issues that may exist in these inaccessible areas. We recommend a thorough review of these areas once they are cleared of belongings.

Deficiency

10.3.1 Foundation

Maintenance or Low Priority

CONCRETE FOUNDATION, HAIRLINE CRACKS

Hairline cracks were observed in the concrete foundation walls. These cracks are often caused by shrinkage during the curing process and are typically not a structural concern. However, they should be monitored over time for signs of widening, moisture intrusion, or further movement. Sealing the cracks with an appropriate waterproofing material is recommended to prevent water penetration.

Recommendation

Contact a foundation contractor.

11: ELECTRICAL

		IN	LI	MA	MD	SC
11.1	Service Panel Cabinet	X				
11.2	Service Grounding System	X				

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

Location
Basement

Service Disconnect Location:
At Service Panel

Service Panel Ampacity:
200 amps

Distribution Pipe Bonding:
Pipes were bonded

Service Panel Type:
Load Center

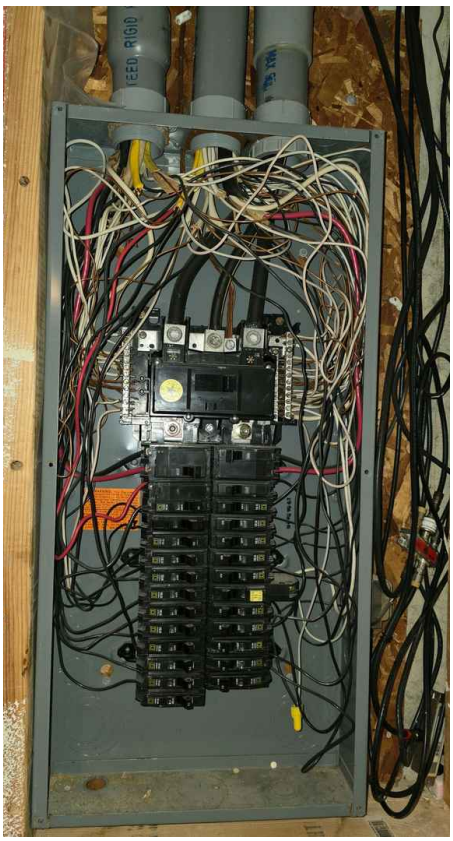
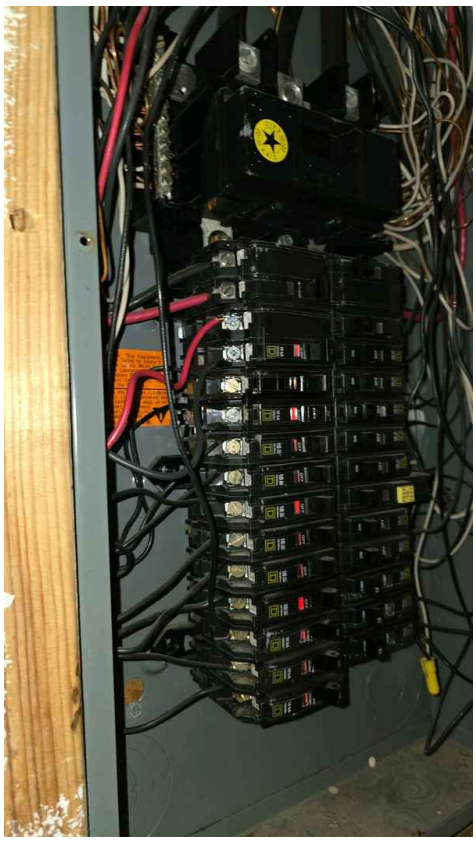
Service Panel Manufacturer:
Square D

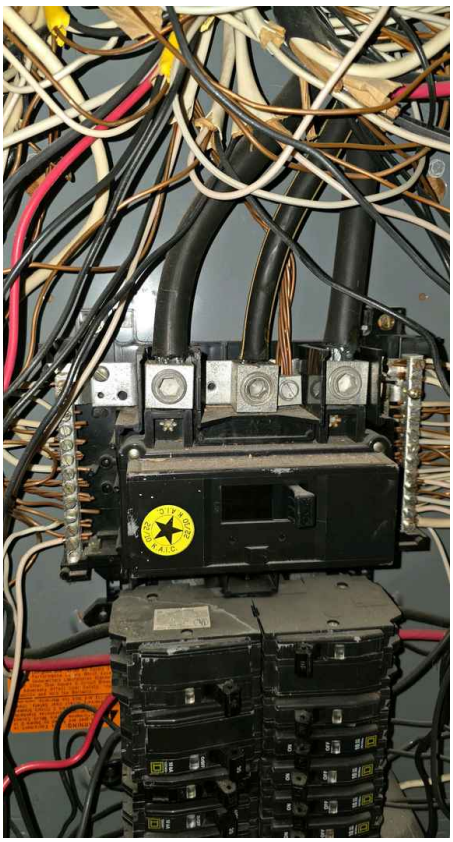
Electrical Service Conductors:
Underground service

Service Disconnect Type:
Breaker

Type of Branch Wiring:
Vinyl-coated, Solid Copper, Stranded Copper, Romex

Service Panel Cabinet: Photo documentation



Service Panel Cabinet: Development of Power Needs in Residential Homes

The list below is intended to be no more than a rough rule of thumb covering the average unimproved electrical supply over the last century, and would cover the average 1,500- to 2,000-square-foot home.

- 1900s to 1930s: 30-amp supply
- 1930s to 1950s: 60-amp supply
- 1950s to 1970s: 100-amp supply
- 1970s to 1980s: 150-amp supply
- 1980s to 2000s: 200-amp supply

Obviously, larger and more expensive homes have always required more power than the norm, and it is not unusual now to see 400+-amp services in high-end homes.

Service Grounding System : Bonding of Components

The purpose of bonding is to ensure the electrical continuity of the fault current path, provide the capacity and ability to conduct safely any fault current likely to be imposed, and to aid in the operation of the over-current protection device.

The panel enclosures need to be bonded to the grounding system. But there is also a very long list of other components that need to be connected to ground, since they have the potential to become energized to electrical faults. These components include:

- interior water piping;
- water heaters;
- around water meters;
- gas lines;
- electrical enclosures;
- electrical raceways;
- electric outlets or junction boxes;
- CSST gas piping (manufacturer's compliance); and
- telephone and cable TV systems.

12: HVAC

		IN	LI	MA	MD	SC
12.1	Ductwork	X	X	X		
12.2	Central Air Conditioner	X	X	X		
12.3	Furnace	X				
12.4	Combustion Air	X				
12.5	Combustion Gas Vent (Chimney)	X	X			

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

Air Filter Location:
Behind sliding panel at furnace

Air Filter Size
20X25X1

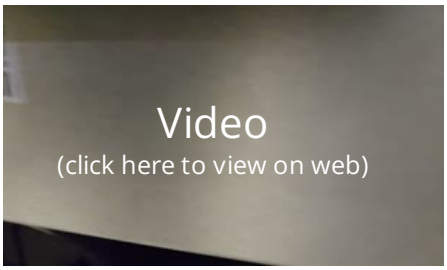
Cooling System Brand:
Lennox

Cooling System Date
2012

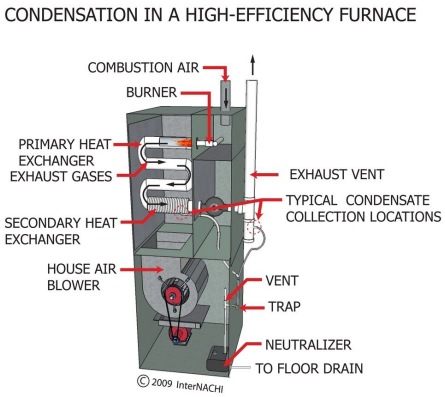
Heating System Brand:
Lennox

Heating System Date
2012

Furnace: HVAC running video



Combustion Air: Combustion Air, Condensing High-Efficiency Furnace



High efficiency furnace

Homeowner's Responsibility

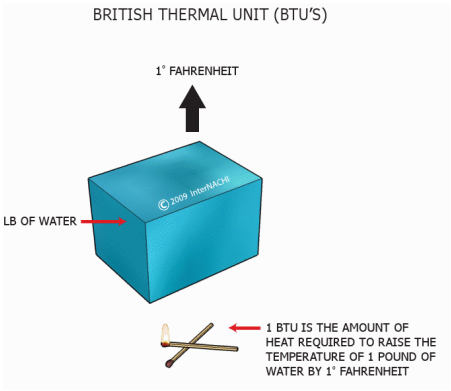
Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon 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.

We highly recommend yearly maintenance inspections on all HVAC equipment. This has the ability to extend the life of the equipment and ensure proper functionality. These inspections are very cost effective and should be part of your yearly maintenance plan. Contact a local HVAC company and set up your yearly inspection today.

Affordable Heating and Cooling
HAPPY QUALITY. HAPPY SERVICE. HAPPY LIFE.

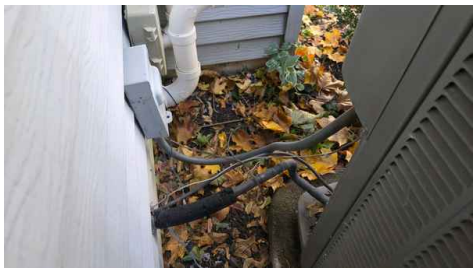
BTU's (British Thermal Unit)

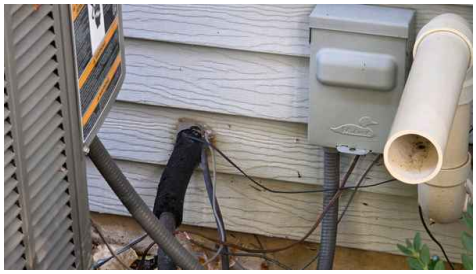
In heating and cooling we use the term BTU which is the amount of heat required to raise the temperature of 1 pound of water by 1 degree fahrenheit.



BTU

Central Air Conditioner: Photo documentation



Central Air Conditioner: A/C, Split System Components

A split air conditioning system is one of the most common HVAC configurations for residential properties. It is called a "split system" because it consists of two primary units: an indoor unit and an outdoor unit, each playing a critical role in the cooling process. Here's a breakdown of its key components and their functions:

Outdoor Unit:

1. Compressor:
   - The heart of the system, the compressor pumps refrigerant through the system in a closed loop.
   - It pressurizes the refrigerant and converts it from a low-pressure gas to a high-pressure gas.
2. Condenser Coil:
   - Releases the heat absorbed from inside the home to the outside air.
   - The refrigerant changes from a high-pressure gas to a high-pressure liquid as it cools.
3. Fan:
   - Helps expel heat from the condenser coil by drawing outdoor air across it.
   - Aids in efficient heat exchange.

Indoor Unit:

1. Evaporator Coil:
   - Located in or near the air handler or furnace, this coil absorbs heat from the indoor air.
   - The refrigerant within the coil changes from a liquid to a gas as it absorbs heat.
2. Air Handler or Furnace:
   - Contains the blower fan, which circulates conditioned air through the ductwork and into the home's living spaces.
   - May also house heating components for a combined HVAC system.
3. Drain Pan and Line:
   - Collects condensation produced by the evaporator coil and directs it out of the home to prevent water damage.

Refrigerant Lines:

- Liquid Line: Transports high-pressure liquid refrigerant from the outdoor condenser coil to the indoor evaporator coil.
- Suction Line: Carries low-pressure gas refrigerant back to the outdoor compressor.

Thermostat:

- The control system that allows homeowners to set the desired indoor temperature.
- Communicates with the HVAC system to regulate cooling cycles.

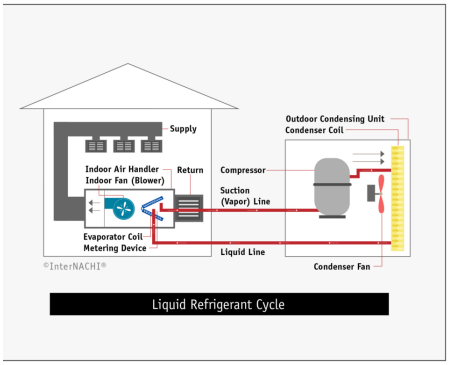
Key Functions:

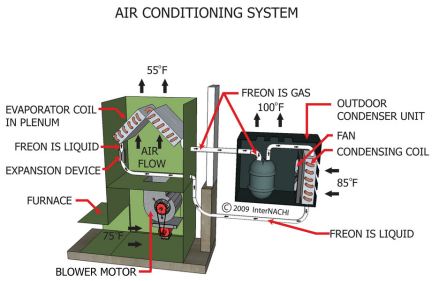
1. The refrigerant absorbs heat from the indoor air via the evaporator coil.
2. The refrigerant transfers the heat to the outdoor air via the condenser coil.
3. The blower fan circulates the cooled air throughout the home.

Maintenance and Considerations:

- Filter Replacement: Regularly replace air filters to maintain airflow and system efficiency.
- Coil Cleaning: Clean the evaporator and condenser coils to ensure effective heat transfer.
- Refrigerant Levels: Ensure proper refrigerant levels for optimal performance.
- Seasonal Tune-Ups: Have a licensed HVAC professional inspect and service the system annually.

Understanding these components helps homeowners appreciate how their system works and the importance of regular maintenance to ensure efficiency, longevity, and indoor comfort.





air conditioning system

Central Air Conditioner: Recommended Yearly Maintenance

The Importance of Yearly HVAC System Maintenance

Routine annual maintenance for your HVAC system is essential to ensure its efficiency, reliability, and longevity. Neglecting regular maintenance can lead to reduced performance, higher energy costs, and even unexpected breakdowns. Here are the key reasons why yearly HVAC maintenance is important:

1. Improved Energy Efficiency

- Regular maintenance ensures that components such as filters, coils, and fans are clean and functioning optimally. A clean and well-tuned system operates more efficiently, reducing energy consumption and lowering utility bills.

2. Prolonged System Lifespan

- HVAC systems represent a significant investment, and routine maintenance helps prevent excessive wear and tear. By addressing minor issues before they escalate, you can extend the life of your system, avoiding premature replacements.

3. Enhanced Indoor Air Quality

- During maintenance, air filters are replaced or cleaned, and the system is inspected for dust, debris, or biological growth. This helps improve indoor air quality, reducing allergens, pollutants, and odors in your home.

4. Reduced Risk of Breakdowns

- Regular inspections help identify potential problems, such as failing components, low refrigerant levels, or electrical issues, before they lead to system failures. Preventive maintenance reduces the likelihood of costly emergency repairs.

5. Maintains Manufacturer Warranty

- Many HVAC manufacturers require proof of regular maintenance to keep warranties valid. Scheduling annual maintenance ensures that your system complies with these requirements, protecting your investment.

6. Optimal Comfort

- A well-maintained HVAC system provides consistent and reliable heating and cooling throughout your home. Annual tune-ups ensure the system can meet your comfort needs, regardless of the season.

7. Environmental Benefits

- Properly maintained systems operate more efficiently, reducing their environmental impact by consuming less energy. Additionally, inspections can ensure refrigerants are handled responsibly to avoid harmful leaks.

What Does Yearly Maintenance Typically Include?

- Inspection and Cleaning: Components such as coils, filters, and ductwork are cleaned to maintain airflow and efficiency.
- System Testing: Performance of the thermostat, blower motor, compressor, and safety controls is verified.
- Refrigerant Check: Levels are measured to ensure proper cooling operation.
- Lubrication and Tightening: Moving parts are lubricated, and electrical connections are tightened to prevent wear and failures.
- Drain Line Cleaning: Condensation drains are cleared to prevent clogs and water damage.

Recommendations:

Scheduling an annual maintenance visit with a licensed HVAC professional is the best way to keep your system operating at peak performance. Ideally, maintenance should be conducted in the spring for cooling systems and in the fall for heating systems, ensuring readiness for the upcoming season.

Regular maintenance is an investment in your home's comfort, energy efficiency, and long-term savings, making it a critical part of responsible homeownership.

The below listed company has been proven to keep their technicians exceptionally trained as well as they hold all the needed insurance and bonding. We believe they provide a great service consistently to their clients in East Central Iowa.

Furnace: Photo documentation

Furnace: Disclaim Heat Exchanger

The heat exchanger within the furnace was not disassembled, inspected, or pressure tested during this home inspection. A standard home inspection is a visual and functional evaluation and does not include invasive or technically exhaustive testing of HVAC components. Detecting defects such as cracks or holes in the heat exchanger requires specialized equipment and procedures, which are beyond the scope of this inspection.

Heat exchanger damage, if present, may pose safety risks, including the potential for carbon monoxide (CO) leakage. To mitigate these risks, it is recommended that:

- The heat exchanger be further evaluated by a licensed HVAC technician, especially if the furnace is older, has not been serviced recently, or exhibits signs of improper operation.
- Carbon monoxide detectors be installed in key areas of the home, such as near sleeping areas and on each level of the home, to monitor for CO and alert occupants to dangerous conditions.
- The furnace and HVAC system receive regular professional maintenance to ensure safe and efficient operation.

Taking these preventative measures helps to protect the safety and well-being of the home's occupants and ensures that the HVAC system operates as intended.

Furnace: Recommend Yearly Maintenance

The Importance of Yearly HVAC System Maintenance

Routine annual maintenance for your HVAC system is essential to ensure its efficiency, reliability, and longevity. Neglecting regular maintenance can lead to reduced performance, higher energy costs, and even unexpected breakdowns. Here are the key reasons why yearly HVAC maintenance is important:

1. Improved Energy Efficiency

- Regular maintenance ensures that components such as filters, coils, and fans are clean and functioning optimally. A clean and well-tuned system operates more efficiently, reducing energy consumption and lowering utility bills.

2. Prolonged System Lifespan

- HVAC systems represent a significant investment, and routine maintenance helps prevent excessive wear and tear. By addressing minor issues before they escalate, you can extend the life of your system, avoiding premature replacements.

3. Enhanced Indoor Air Quality

- During maintenance, air filters are replaced or cleaned, and the system is inspected for dust, debris, or biological growth. This helps improve indoor air quality, reducing allergens, pollutants, and odors in your home.

4. Reduced Risk of Breakdowns

- Regular inspections help identify potential problems, such as failing components, low refrigerant levels, or electrical issues, before they lead to system failures. Preventive maintenance reduces the likelihood of costly emergency repairs.

5. Maintains Manufacturer Warranty

- Many HVAC manufacturers require proof of regular maintenance to keep warranties valid. Scheduling annual maintenance ensures that your system complies with these requirements, protecting your investment.

6. Optimal Comfort

- A well-maintained HVAC system provides consistent and reliable heating and cooling throughout your home. Annual tune-ups ensure the system can meet your comfort needs, regardless of the season.

7. Environmental Benefits

- Properly maintained systems operate more efficiently, reducing their environmental impact by consuming less energy. Additionally, inspections can ensure refrigerants are handled responsibly to avoid harmful leaks.

What Does Yearly Maintenance Typically Include?

- Inspection and Cleaning: Components such as coils, filters, and ductwork are cleaned to maintain airflow and efficiency.
- System Testing: Performance of the thermostat, blower motor, compressor, and safety controls is verified.
- Refrigerant Check: Levels are measured to ensure proper cooling operation.
- Lubrication and Tightening: Moving parts are lubricated, and electrical connections are tightened to prevent wear and failures.
- Drain Line Cleaning: Condensation drains are cleared to prevent clogs and water damage.

Recommendations:

Scheduling an annual maintenance visit with a licensed HVAC professional is the best way to keep your system operating at peak performance. Ideally, maintenance should be conducted in the spring for cooling systems and in the fall for heating systems, ensuring readiness for the upcoming season.

Regular maintenance is an investment in your home's comfort, energy efficiency, and long-term savings, making it a critical part of responsible homeownership.

The below listed company has been proven to keep their technicians exceptionally trained as well as they hold all the needed insurance and bonding. We believe they provide a great service consistently to their clients in East Central Iowa.

Limitations

Ductwork

LIMITED INSPECTION, DUCTWORK

During a standard residential home inspection we observe all duct work that is visible. We are unable to fully inspect any ductwork that is behind finished ceilings, walls and floors. These areas are not accessible without specialized equipment and should be considered not inspected.

Central Air Conditioner

LIMITED INSPECTION, TEMP BELOW 65

Limited Inspection on the central air conditioning system. The central air conditioning system was not tested during the inspection due to outdoor temperatures being below 65°F. Operating an air conditioning system in cooler weather can potentially cause damage to the compressor, as the system is designed to function optimally under warmer conditions. Running the system when it is too cold may result in improper lubrication of the compressor and can lead to system failure.

For accurate testing and evaluation of the air conditioning system, it is recommended to operate the system only when outdoor temperatures are consistently above 65°F for at least 24 hours. If further evaluation is needed, testing should be conducted under appropriate conditions by a qualified HVAC technician.

Deficiency

12.1.1 Ductwork

DUCTWORK, RECOMMEND CLEANING

Maintenance or Low Priority

Visible accumulation of dust, debris, or potential biological growth inside the ductwork was observed. Contaminated ductwork can negatively impact indoor air quality and may exacerbate respiratory conditions for occupants. Cleaning the ductwork by a certified HVAC professional is recommended to improve air quality and system hygiene. Additionally, installing or maintaining air filters can help reduce future contamination.

- pets
- occupants with allergies or asthma
- cigarette or cigar smoke
- water contamination or damage to the home or HVAC system
- home renovation or remodeling projects

Some occupants are more sensitive to these contaminants than others. Allergy and asthma sufferers, as well as young children and the elderly tend to be more susceptible to the types of poor indoor air quality that air duct cleaning can help address.

NADCAs rule of thumb for consumers is that if your air ducts look dirty, they probably are, and that dirty HVAC systems should be inspected by a reputable, certified HVAC professional. Below are some other reasons homeowners choose to have their air ducts cleaned.

Recommend that all new home owners contact a qualified HVAC duct cleaning service.

Recommendation

Contact a qualified professional.

12.2.1 Central Air Conditioner

Maintenance or Low Priority

A/C, DAMAGED OR MISSING INSULATION

The insulation on the refrigerant lines was observed to be damaged, deteriorated, or missing. This can result in energy loss and reduced cooling efficiency. Replacing the insulation is advised to ensure optimal performance.

13: GOLD SHIELD INSPECTIONS INFO

		IN	LI	MA	MD	SC

IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

Scope of Inspections: Standards of Practice

1. Definitions and Scope

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects/safety concerns observed on the date of the inspection.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

InterNACHI Standards of Practice

STANDARDS OF PRACTICE

Inspection Details
Gold Shield Inspections follows InterNACHI Standards of Practice

Roof Systems
3.1. 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 inspectors 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
3.2. 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.

Garage
Gold Shield Inspections follows InterNACHI Standards of Practice

Attic
3.9. 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.

Kitchen
Gold Shield Inspections follows InterNACHI Standards of Practice

Bathrooms
Gold Shield Inspections follows InterNACHI Standards of Practice

Interior
3.10. 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.

Plumbing
3.6. 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.

Structure

3.3. 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.

Electrical

3.7. 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.

HVAC

3.4. 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.

3.5. 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.