GOLD SHIELD INSPECTIONS
319-481-9272
office@goldshieldinspections.com
https://www.goldshieldinspections.com

INSPECTION REPORT

2101 Wedgewood Drive
Dubuque IA 52002

Kimberly Roush
04/30/2026

Inspector
Brent Thumma
InterNACHI - Resnet - SAVE - IAC2
319-481-9272
office@goldshieldinspections.com

TABLE OF CONTENTS

New Roof May 2026

EXPERIENCE YOU CAN TRUST

"Click to visit our website"

Brent & Sara Thumma (319)481-9272

12

MAINTENANCE OR LOW PRIORITY

1

SAFETY CONCERN

- 3.9.1 Exterior - Deck, Balcony, Bridge and Porch: General, Deck Wooden Components Needing Sealant
- 3.11.1 Exterior - General Grounds: Vegetation to Close to Structure
- 3.14.1 Exterior - Brick exterior: Brick Wall, Vertical Cracking
- 4.4.1 Garage - Garage Floors: Garage Floor, Spalling or Surface Deterioration
- 4.10.1 Garage - Garage Stairs/Steps to Living Space: Handrail, not installed
- 7.4.1 Bathrooms - Bathroom Sink: Bathroom Sink, Clogged or Slow Drain
- 7.5.1 Bathrooms - Bathroom Toilet: Bathroom Toilet, Loose Connection to Floor
- 7.6.1 Bathrooms - Bathroom Tub/Shower: Bathroom Tub/Shower, Clogged or Slow Drains
- 8.4.1 Interior - Interior Ceilings and Walls: Gypsum Board Wall, Cracks
- 8.7.1 Interior - Interior Windows: Interior Window Casement Binding At Frame
- 9.5.1 Plumbing - Water Heater: Past Equipment Design Life
- 10.4.1 Structure - Foundation: Concrete Foundation, Small Hairline Cracks w/ No Water Penetration
- 12.2.1 HVAC - Ductwork: Ductwork, Recommend Cleaning

1: INSPECTION DETAILS

Information

Occupancy
Occupied

Home Faces
East

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

Significant precipitation in last 3 days
Yes

Type of building
Single Family (1 story)

Gold Shield Inspections

Brent & Sara Thumma
NACHI17110223 /
Anamosa, IA 52205
www.GoldShieldInspections.com
EXPERIENCE YOU CAN TRUST!

Follow us on social media, click the icons below;

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

New Roof May 2026

		IN	LI	MA	MD	SC
2.1	General Overview and Limitations of Roof Inspection	X				
2.2	Roof Structure/Covering	X				
2.3	Roof penetration	X				
2.4	Roof Flashing	X	X			
2.5	Roof Drainage System	X				

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

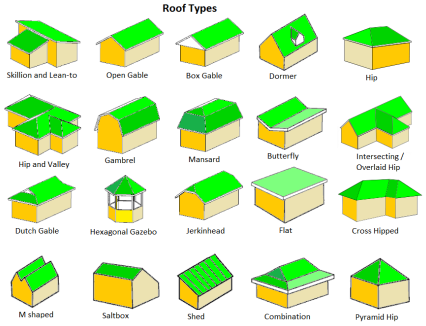
Information

General Overview and Limitations of Roof Inspection: Inspection Method
Ground, Ladder, Roof

General Overview and Limitations of Roof Inspection: # of Layers
1

General Overview and Limitations of Roof Inspection: Primary roof-covering
Architectural Fiberglass Asphalt Shingle

General Overview and Limitations of Roof Inspection: Roof Style
Combination



General Overview and Limitations of Roof Inspection: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

General Overview and Limitations of Roof Inspection: Aproximate Roof Covering Age

10-15

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: Sheathing, Moderate Weakness

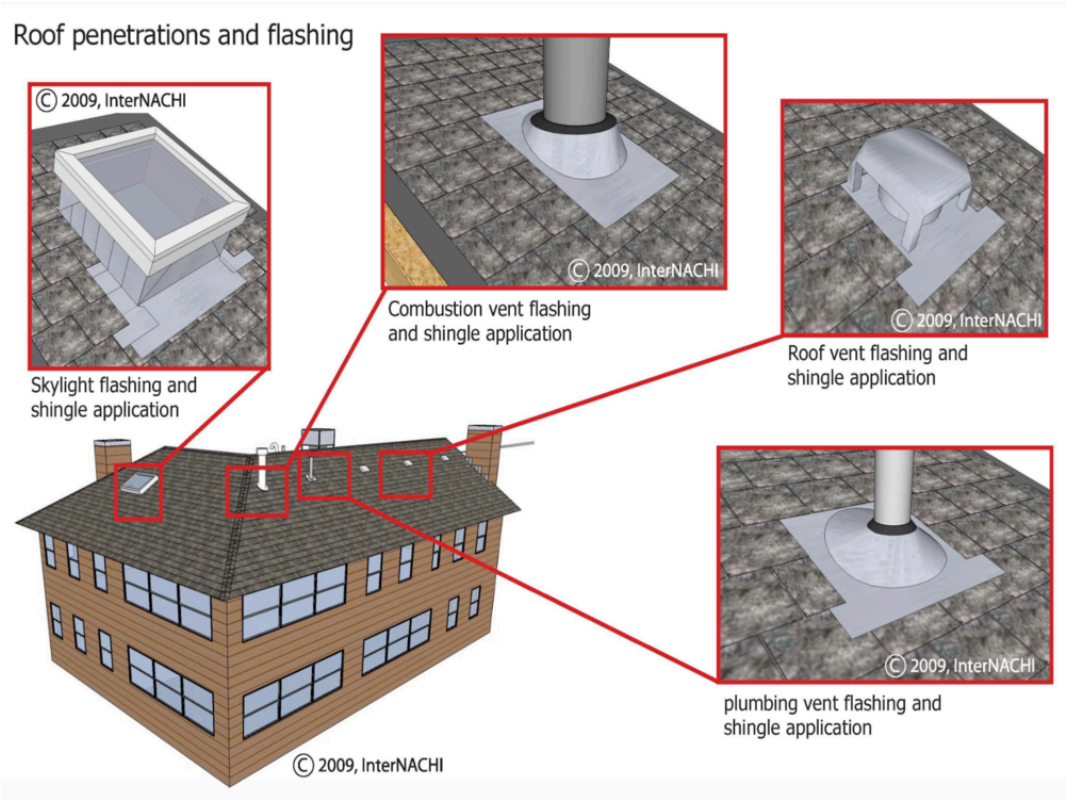
While walking the roof, areas of moderate weakness in the sheathing were observed, though no critical weakness was noted. Moderate sheathing deflection can be common due to factors such as age-related wood degradation, minor water intrusion, or the use of thinner or less rigid materials during original 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 penetration: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

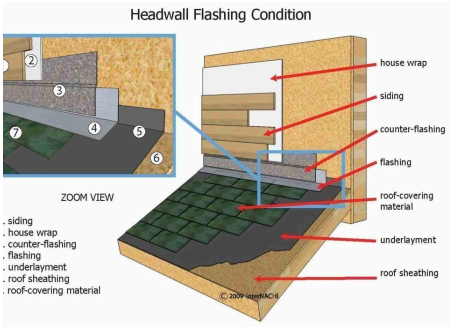


Roof Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Roof Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Roof Drainage System: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted at least 4'-6' away from the house foundation/slab.

Limitations

Roof 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	General Overview and Limitations of Exterior Inspection	X	X			
3.2	Driveway	X				
3.3	Walkways	X				
3.4	Exterior Doors	X				
3.5	Exterior of Windows	X				
3.6	Exterior Stairs	X				
3.7	Exterior Electrical	X				
3.8	Exterior Plumbing	X				
3.9	Deck, Balcony, Bridge and Porch	X		X		
3.10	Dryer vent	X				
3.11	General Grounds	X		X		
3.12	Soffits Facia and Trim	X				
3.13	Retaining walls	X				
3.14	Brick exterior	X		X		

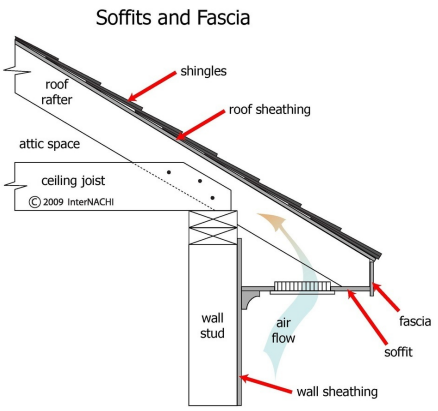
IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

General Overview and Limitations of Exterior Inspection: Exterior Doors:
Metal

General Overview and Limitations of Exterior Inspection: Exterior wall-covering Material
Brick

Soffits Facia and Trim: Soffits and Fascia



General Overview and Limitations of Exterior Inspection: Homeowner's Responsiblity

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

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 Maintenance for Homeowner

Inspect and repair window gaps: Make sure that there are no gaps between your trim and exterior siding or any other area along your windows and doors. You may need to apply new caulk or remove and replace the caulk along these lines. This should be checked yearly to ensure proper sealant.

Exterior of Windows: Window Sealant

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

Deck, Balcony, Bridge and Porch: Photo documentation




General Grounds: 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.

Deficiency

3.9.1 Deck, Balcony, Bridge and Porch

Maintenance or Low Priority

GENERAL, DECK WOODEN COMPONENTS NEEDING SEALANT

BACK DECK

The wooden components of the deck, including the decking boards, railing, and structural supports, show signs of weathering, such as fading, discoloration, and minor surface cracking. These are indicative of the wood being exposed to the elements without adequate protection from a sealant.

Implications:

- Moisture Penetration: Unsealed wood absorbs water, increasing the risk of rot, decay, and fungal growth, which can weaken the structural integrity of the deck.
- UV Damage: Prolonged exposure to sunlight without a protective sealant accelerates wood deterioration, causing fading, splintering, and surface degradation.
- Shortened Lifespan: Without proper sealing, the deck's lifespan is significantly reduced, necessitating costly repairs or replacement sooner than expected.

Recommendation:
To preserve the wood's durability and appearance, it is recommended to apply a high-quality sealant or stain specifically designed for exterior wooden decks. Before applying the sealant, clean the wood thoroughly to remove dirt, mildew, and any existing finish. Ensure the wood is completely dry before sealing, as this will improve adhesion and effectiveness. Reapply the sealant as per the manufacturer's instructions, typically every 1–3 years, to maintain protection. Consult a professional contractor if further evaluation or assistance is required.

Recommendation
Contact a qualified deck contractor.

3.11.1 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.

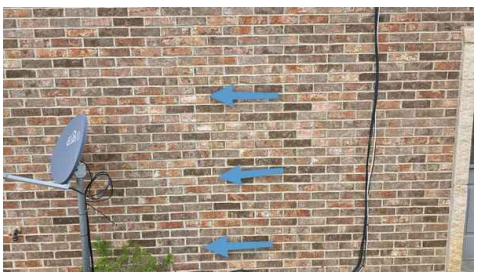
3.14.1 Brick exterior

Maintenance or Low Priority

BRICK WALL, VERTICAL CRACKING

Vertical cracks running through the bricks or mortar joints may result from foundation settlement, soil shrinkage, or expansion. If the cracks are uniform and narrow, they may be from minor settling. However, if they are wide or offset, they could indicate structural issues requiring further assessment.

Recommendation
Contact a qualified masonry professional.



4: GARAGE

		IN	LI	MA	MD	SC
4.1	General Overview and Limitations of Garage Inspection	X				
4.2	Garage Overhead Door	X				
4.3	Garage Occupant Doors	X				
4.4	Garage Floors	X	X	X		
4.5	Garage Walls and Ceilings	X	X			
4.6	Garage Attic	X				
4.7	Garage Windows	X	X			
4.8	Garage Electrical	X	X			
4.9	Garage Structural	X	X			
4.10	Garage Stairs/Steps to Living Space	X				X
4.11	Garage Plumbing	X				

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

Information

General Overview and Limitations of Garage Inspection: **Garage Vehicle Door Type:**
Double, Single

General Overview and Limitations of Garage Inspection: **Number of Automatic Openers:**
2

General Overview and Limitations of Garage Inspection: **Number of Vehicle Doors:**
2

General Overview and Limitations of Garage Inspection: **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.

Garage Plumbing: Photo Documentation


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

4.4.1 Garage Floors

Maintenance or Low Priority

GARAGE FLOOR, SPALLING OR SURFACE DETERIORATION

The garage floor surface shows signs of spalling or flaking, often caused by freeze-thaw cycles or improper concrete finishing. This can compromise the durability of the floor and should be addressed to prevent further damage. Surface repairs or sealing may be necessary.

Recommendation

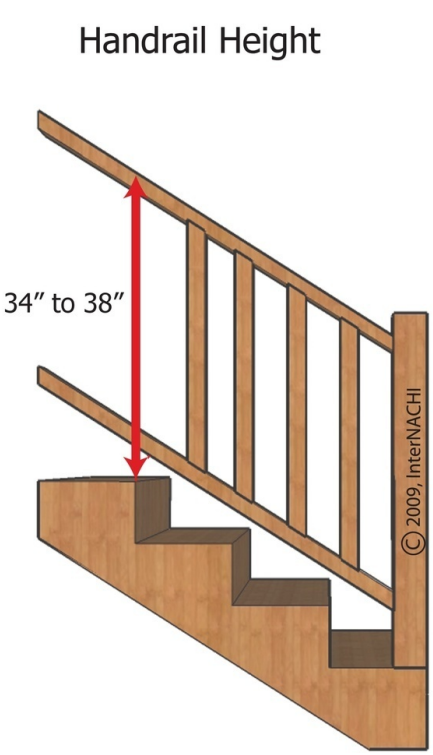
Contact a qualified concrete contractor.

4.10.1 Garage Stairs/Steps to Living Space

Safety Concern

HANDRAIL, NOT INSTALLED

The steps leading to the door between the garage and the living space had no handrail installed. In order to comply with modern building practices which require a handrail at stairways with 4 or more risers, this stairway would need a handrail installed. The Inspector recommends that a handrail be installed by a qualified contractor that complies with modern building requirements.


Handrail Height
34″ to 38″
© 2009, InterNACHI

5: ATTIC

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

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

Information

General Overview and Limitations of Attic Inspection:
Attic Inspected from:
Inside the attic, Thermal Camera

General Overview and Limitations of Attic Inspection:
Location of Access:
Garage

General Overview and Limitations of Attic Inspection:
Average Insulation Depth:
14-16 inches

General Overview and Limitations of Attic Inspection:
Insulation Type:
Blown-in Fiberglass

General Overview and Limitations of Attic Inspection:
Roof Framing Type:
Conventional Framing

General Overview and Limitations of Attic Inspection:
Roof Sheathing Material:
7/16-inch Oriented Strand Board (OSB)

General Overview and Limitations of Attic Inspection:
Roof Ventilation Type:
Continuous ridge and soffit vents

General Overview: Photo Documentation





6: KITCHEN

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

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

Information

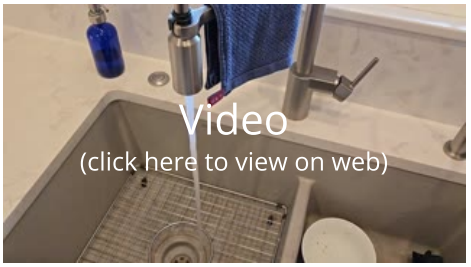
General Overview and Limitations of Kitchen Inspection: Floor Covering Materials
Tile

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

General Overview and Limitations of Kitchen Inspection: Exhaust Type
Vented Outside

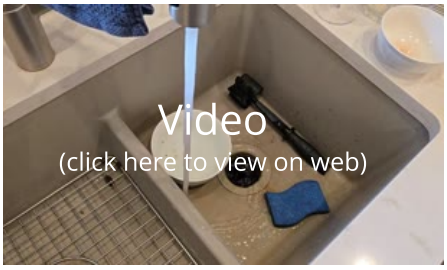
General Overview and Limitations of Kitchen Inspection: Stove Hook Ups
Gas

Kitchen Plumbing / Sink: Video Documentation



Garbage Disposal: Photo documentation

Garbage Disposal: Video Documentation



Kitchen Plumbing / Sink: Photo documentation


Dishwasher: Photo documentation


Range: Photo documentation




Range Hood or Built in Microwave: Photo documentation


Refrigerator: Photo 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.

7: BATHROOMS

		IN	LI	MA	MD	SC
7.1	General Overview and Limitations of Bathroom Inspection	X	X			
7.2	Bathroom Ventilation	X				
7.3	Bathroom Electrical	X	X			
7.4	Bathroom Sink	X	X	X		
7.5	Bathroom Toilet	X		X		
7.6	Bathroom Tub/Shower	X		X		

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

Information

General Overview and Limitations of Bathroom Inspection: Bathroom Cabinets:
Veneer on MDF

General Overview and Limitations of Bathroom Inspection: Bathroom Toilet Type:
Low-volume flush (1.6 gal. [6 litres] or less)

General Overview and Limitations of Bathroom Inspection: Bathroom Exhaust:
Fan with light, Fan only

General Overview and Limitations of Bathroom Inspection: Bathroom Floor:
Tile

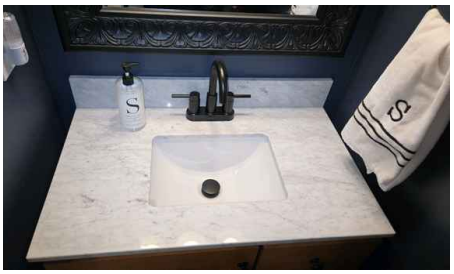
General Overview and Limitations of Bathroom Inspection: Bathroom Bathtub:
Fiberglass, Bathtub with shower

General Overview and Limitations of Bathroom Inspection: Bathroom Sink:
Sink in a cabinet

General Overview and Limitations of Bathroom Inspection: Bathroom Shower:
Fiberglass enclosure, Walk-in, Tiled enclosure

Bathroom Sink: Photo Documentation

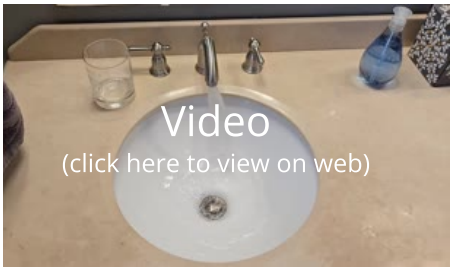


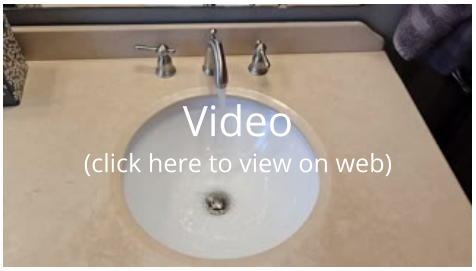



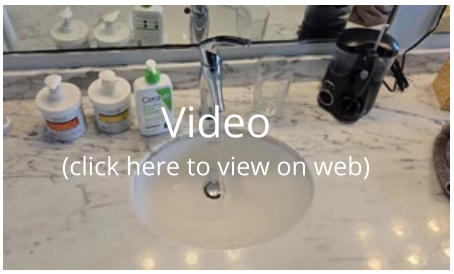


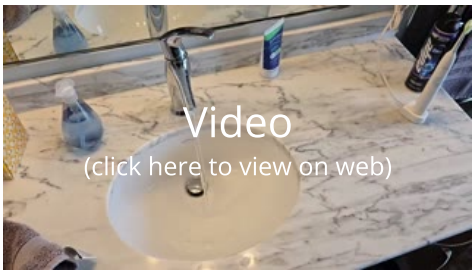


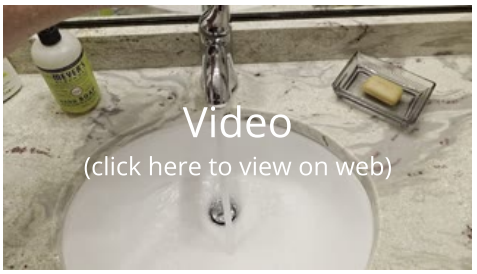

Bathroom Sink: Video Documentation

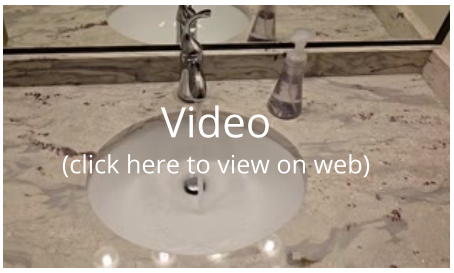








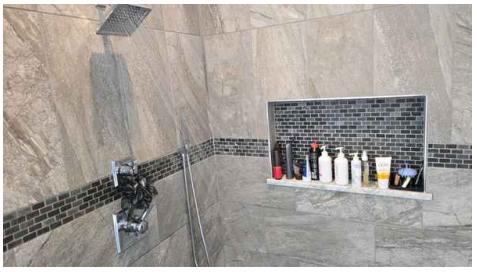




Bathroom Toilet: Photo Documentation

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

7.4.1 Bathroom Sink

Maintenance or Low Priority

BATHROOM SINK, CLOGGED OR SLOW DRAIN

The sink drained slowly, indicating a partial clog or improper slope in the drain line. Common causes include hair, soap scum, or debris buildup. Recommend cleaning the drain or consulting a plumber if the issue persists.

Recommendation

Contact a qualified plumbing contractor.


1st Floor Hall Bathroom Right Sink

7.5.1 Bathroom Toilet

Maintenance or Low Priority

BATHROOM TOILET, LOOSE CONNECTION TO FLOOR

The toilet was observed to be loose or wobbly when tested. A loose toilet can compromise the wax seal and lead to leaks. Recommend securing the toilet to the floor and inspecting the seal for damage.

Recommendation

Contact a qualified plumbing contractor.


Basement Bathroom


Basement Bathroom Toilet

7.6.1 Bathroom Tub/Shower

Maintenance or Low Priority

BATHROOM TUB/SHOWER, CLOGGED OR SLOW DRAINS

The tub or shower drained slowly, likely due to a partial blockage from hair, soap scum, or debris. Slow drainage can lead to standing water and unpleasant odors. Recommend clearing the drain and ensuring proper flow.


1st Floor Hall Bathroom Tub

Recommendation

Contact a qualified plumbing contractor.

8: INTERIOR

		IN	LI	MA	MD	SC
8.1	General Overview and Limitations of Interior Inspection	X	X			
8.2	Interior Thermostat	X				
8.3	Interior Floors	X	X			
8.4	Interior Ceilings and Walls	X	X	X		
8.5	Interior Doors	X				
8.6	Interior Stairs	X				
8.7	Interior Windows	X	X	X		
8.8	Interior Electrical	X	X			
8.9	Doorbells/Detectors/Fans	X				
8.10	Laundry Room	X	X			
8.11	Fireplace	X	X			
8.12	Wet Bar	X				

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

Information

General Overview and Limitations of Interior Inspection: Floor Covering Materials
Tile, Modern Hardwood Flooring, Carpet

General Overview and Limitations of Interior Inspection: Interior Doors
Solid Wood

General Overview and Limitations of Interior Inspection: Walls and Ceilings
Drywall

General Overview and Limitations of Interior Inspection: Window Glazing
Double-pane

General Overview and Limitations of Interior Inspection: Window Material
Vinyl

General Overview and Limitations of Interior Inspection: Window Operation
Double-hung, Casement, Fixed

General Overview and Limitations of Interior Inspection: # of Bedrooms
6

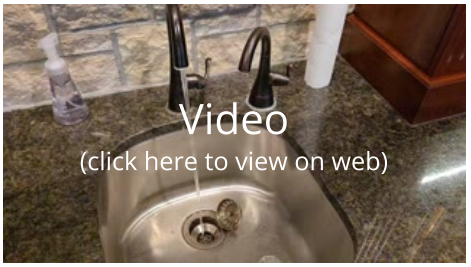
General Overview and Limitations of Interior Inspection: # of Bathrooms
3, 2 .5

Interior Thermostat: Photo Documentation

Laundry Room: Washer/Dryer Hook-up Photo

Washer and dryer hookups location.

Wet Bar: Video Documentation



General Overview and Limitations of Interior Inspection: 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:

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

- ceiling and whole-house fans.

Laundry Room: Laundry Room Sink Photos

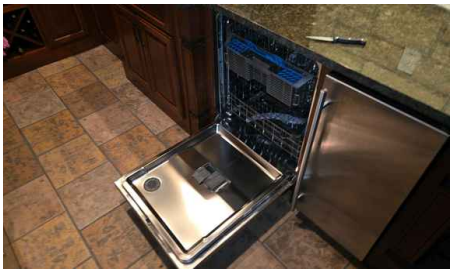
Fireplace: Photo Documentation





Wet Bar: Photo Documentation





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. Due to the possibility of owners personal documentation we are unable to offer our 360 degree images of each room.

Laundry Room

LAUNDRY AREA WASHER AND DRYER INSPECTION LIMITATION DUE TO BELONGINGS

The washer and dryer were present at the time of inspection; however, occupant belongings limited full visibility and access to these appliances and the surrounding area. As a result, the inspection of electrical, plumbing, and dryer vent connections was restricted. Potential issues such as leaks, improper venting, or outlet concerns may not have been visible. Recommend verifying condition and functionality once the area is fully accessible.

Fireplace

LIMITED INSPECTION, DUE TO INTERIOR CHIMNEY SCOPE

The interior of the chimney was not fully inspected, as this falls outside the scope of the InterNACHI Standards of Practice. Our inspection is limited to visible and accessible components of the chimney and fireplace. Recommend a comprehensive inspection of the interior chimney flue and components by a certified chimney professional to assess for hidden defects, creosote buildup, or blockages.

Deficiency

8.4.1 Interior Ceilings and Walls

Maintenance or Low Priority

GYPSUM BOARD WALL, CRACKS

Cracks were observed in the drywall, potentially caused by settlement, structural movement, or temperature fluctuations. Recommend sealing minor cracks with appropriate materials.

Recommendation

Contact a qualified professional.

1st Floor Livingroom

1st Floor Livingroom

8.7.1 Interior Windows

Maintenance or Low Priority

INTERIOR WINDOW CASEMENT BINDING AT FRAME

1st Floor Livingroom Right Window

The casement window was observed to bind at one corner during operation and required manual pressure to open initially. Once freed, the window operated more normally until closed, at which point the sticking condition repeated. This type of intermittent binding is commonly caused by minor frame misalignment, hardware wear, hinge distortion, or slight shifting of the window unit within the wall assembly. Continued operation in this condition can place additional stress on the window hardware and may lead to premature failure or further misalignment over time. Recommend adjustment and servicing of the window by a qualified professional to ensure smooth operation and prevent further wear on components.

Recommendation

Contact a qualified professional.

9: PLUMBING

		IN	LI	MA	MD	SC
9.1	General Overview and Limitations of Plumbing Inspection	X	X			
9.2	Water Supply and Distribution	X	X			
9.3	Sewage and DWV Systems	X	X			
9.4	Visable Gas Piping System	X	X			
9.5	Water Heater	X		X		
9.6	Water Softener	X	X			
9.7	Radon Mitigation	X	X			

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

Information

General Overview and Limitations of Plumbing Inspection: Sewage System Type:
Public

General Overview and Limitations of Plumbing Inspection: Drain Waste and Vent Pipe Materials:
Polyvinyl Chloride (PVC)

General Overview and Limitations of Plumbing Inspection: Water Supply Pipe:
3/4-inch

General Overview and Limitations of Plumbing Inspection: Water Distribution Pipes:
1/2-inch and 3/4-inch copper, Cross-linked Polyethylene (PEX)

General Overview and Limitations of Plumbing Inspection: Water main shut off

General Overview and Limitations of Plumbing Inspection: Water Temperature At Faucet
138.7

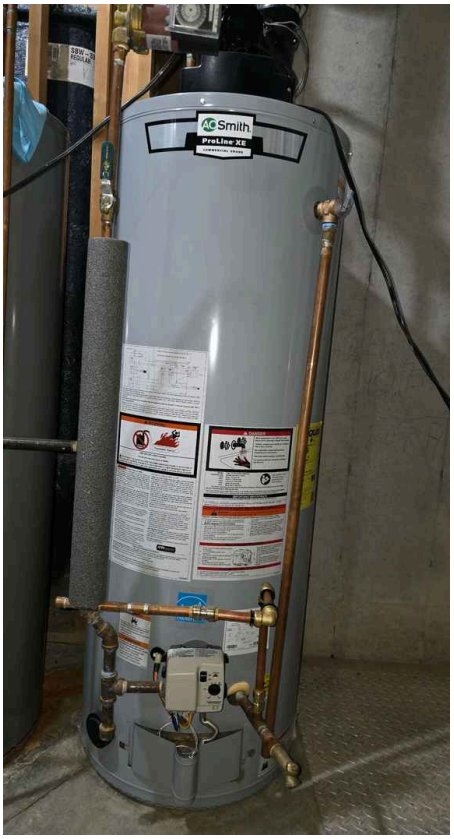
Water Heater: Water Heater Fuel Type
Natural Gas

Water Heater: Water Heater Manufacturer
A O Smith

Water Heater: Water Heater Manufacturer Date
2006, 2022

Water Heater: Water Heater Tank Capacity
50 gallons, 74 gallons

Water Heater: Photo documentation




A.O.Smith
ProMax


A.O.Smith
ProMax


TO TURN OFF GAS TO APPLIANCE
AUTOMATIC STORAGE WATER HEATER


COLD

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

What is a Passive Radon Mitigation System?
A passive radon mitigation system is designed to reduce radon gas levels in homes through non-mechanical methods. It relies on natural air movement and pressure differentials to vent radon gas from beneath the home to the outdoors. Unlike active systems, passive systems do not include a fan, making them a simpler and more cost-effective solution, though less efficient in certain situations.

Key Components of a Passive Radon Mitigation System

1.

Radon Suction Points:

- Basement and Slab Homes: A vent pipe is installed through the slab to draw radon gas from the sub-slab area and direct it outdoors.
- Crawlspace: A vapor barrier is laid over the exposed soil, sealed along the edges, with a vent pipe extending from beneath the barrier to the roofline.

2.

Ventilation Piping:
Vertical PVC piping runs from the suction point(s) to above the roofline, allowing radon gas to escape safely into the atmosphere. The pipe's placement and sealing are critical to preventing radon from entering the home.

3.

Natural Ventilation Mechanism:
The system uses pressure differentials created by temperature changes and wind to naturally draw radon gas through the piping. The absence of a fan eliminates operational noise and energy costs.

Why Are Passive Systems Installed?

1.

Prevention in New Construction:
Passive systems are often installed during construction to reduce radon levels preemptively. They are cost-effective and can easily be upgraded to active systems if needed.

2.

Lower Radon Levels:
In areas where radon levels are only slightly elevated, passive systems can often reduce radon concentrations below the EPA-recommended level of 4.0 pCi/L.

3.

Energy Efficiency:
Passive systems operate without electricity, making them more environmentally friendly and maintenance-free compared to active systems.

4.

Compliance with Building Codes:
Many new construction projects include passive radon systems to meet local or national building codes that require radon-resistant construction practices.

Maintenance Tips for Passive Systems:

1. **Regular Radon Testing:**
Even with a passive system, periodic radon testing (every 2–3 years) is recommended to ensure radon levels remain safe.
2. **Inspect Vent Pipes:**
Ensure the vent pipe is intact and free from blockages or damage.
3. **Sealed Vapor Barriers (Crawlspaces):**
Check for tears or gaps in the vapor barrier to maintain its effectiveness.
4. **Upgrade to Active System if Needed:**
If radon levels remain elevated, a passive system can often be upgraded to an active system by adding a radon fan.

Why It's Important:

Radon is a naturally occurring radioactive gas linked to an increased risk of lung cancer. Installing a passive radon system helps reduce radon exposure by venting the gas safely outdoors. It provides a low-cost, low-maintenance solution that can be effective in homes with low to moderate radon levels.

Limitations

General Overview and Limitations of Plumbing Inspection

LIMITED INSPECTION, FINISHED AREAS

The inspection of plumbing items, included behind 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 plumbing elements, making it impossible to assess their condition fully. This limitation prevents a thorough evaluation of potential issues.

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

9.5.1 Water Heater

Maintenance or Low Priority

PAST EQUIPMENT DESIGN LIFE

The water heater appeared to be nearing or exceeding its typical lifespan of 10–15 years. Aging units are more prone to leaks, inefficiency, and failure. Recommend monitoring performance and planning for replacement.

Recommendation

Contact a qualified plumbing contractor.

10: STRUCTURE

		IN	LI	MA	MD	SC
10.1	General Overview and Limitations of Structural Component Inspection	X	X			
10.2	Wall Structure	X	X			
10.3	Framed Floor Structure and supports	X	X			
10.4	Foundation	X	X	X		
10.5	Slab	X	X			

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

Information

General Overview and Limitations of Structural Component Inspection: Home Structural Design
Platform Framing

General Overview and Limitations of Structural Component Inspection: Exterior Wall Structures
Conventional Wood Frame

General Overview and Limitations of Structural Component Inspection: Foundation Configuration
Finished basement

General Overview and Limitations of Structural Component Inspection: Foundation Method/Materials
Poured concrete footings

General Overview and Limitations of Structural Component Inspection: Main Floor Structure
Oriented strand board (OSB) sheathing over floor trusses

General Overview and Limitations of Structural Component Inspection: Main Floor Structure- Intermediate Support
All Finished Area, Steel Posts, Engineered beam girder, Engineered Truss

General Overview and Limitations of Structural Component Inspection: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

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

10.4.1 Foundation

Maintenance or Low Priority

CONCRETE FOUNDATION, SMALL HAIRLINE CRACKS W/ NO WATER PENETRATION

Small hairline cracks are a common occurrence in concrete foundations and are typically caused by natural shrinkage during the curing process or minor settling over time. These cracks are generally superficial and do not pose a structural concern when there is no evidence of water penetration or widening over time. Regular monitoring of these cracks is recommended to ensure they do not grow larger or develop into a more significant issue. Sealing the cracks with an appropriate sealant can help prevent moisture intrusion and extend the life of the foundation.

11: ELECTRICAL

		IN	LI	MA	MD	SC
11.1	General Overview and Limitations of Electrical Component Inspection	X				
11.2	Service Panel Cabinet	X				
11.3	Service Grounding System	X				

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

Information

General Overview and Limitations of Electrical Component Inspection: Location
Basement

General Overview and Limitations of Electrical Component Inspection: Distribution Pipe Bonding:
Pipes were bonded

General Overview and Limitations of Electrical Component Inspection: Electrical Service Conductors:
Underground service

General Overview and Limitations of Electrical Component Inspection: Service Disconnect Location:
At Service Panel

General Overview and Limitations of Electrical Component Inspection: Service Panel Type:
Load Center

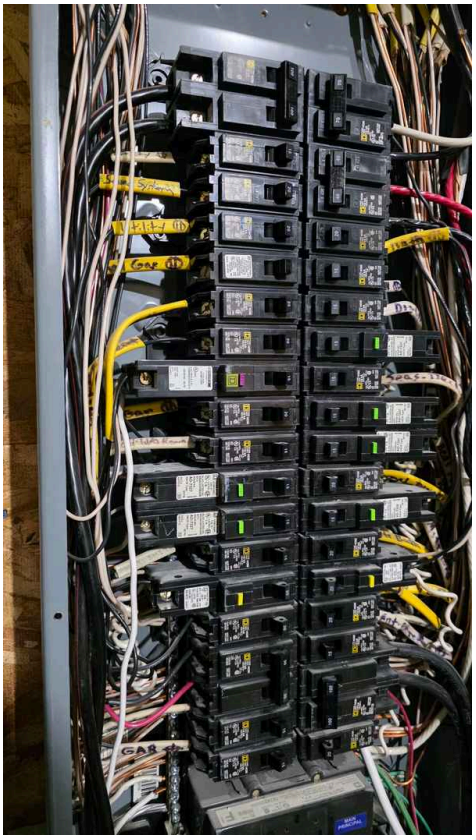
General Overview and Limitations of Electrical Component Inspection: Service Disconnect Type:
Breaker

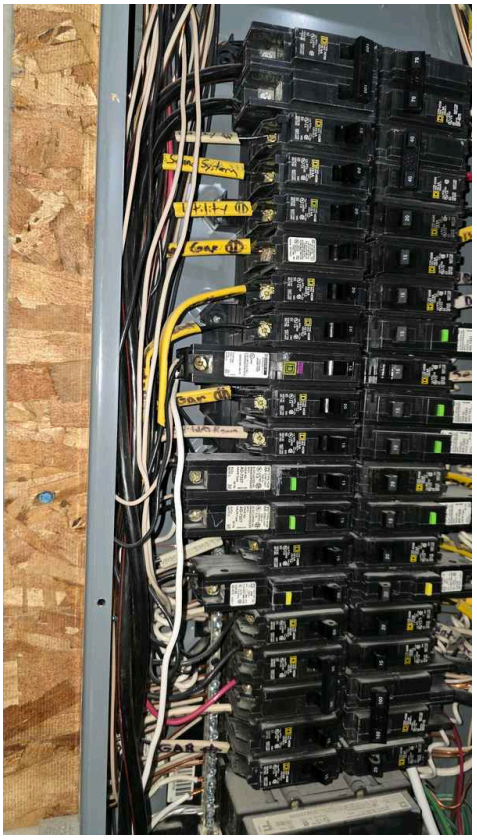
General Overview and Limitations of Electrical Component Inspection: Service Panel Ampacity:
200 amps

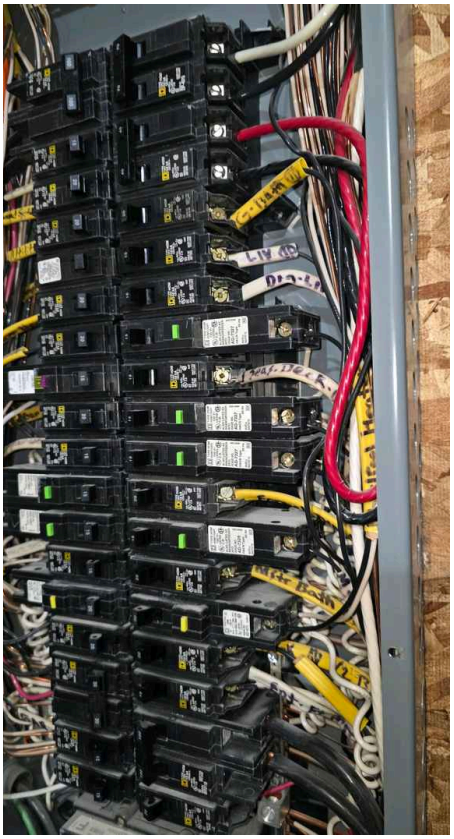
General Overview and Limitations of Electrical Component Inspection: Service Panel Manufacturer:
Square D

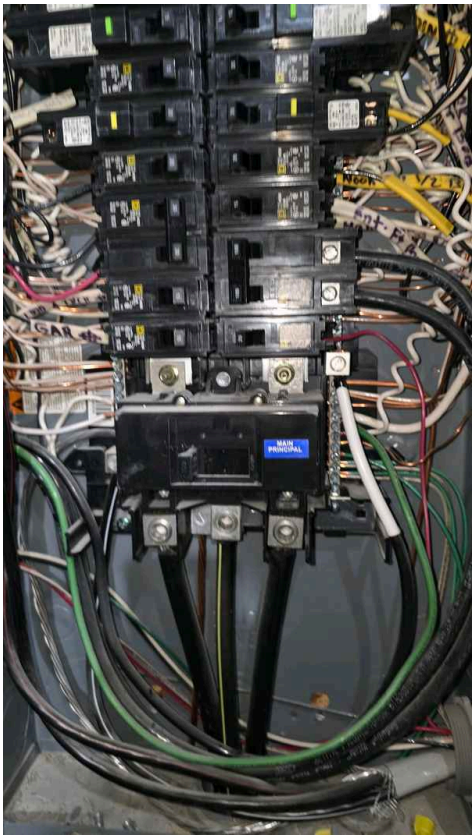
General Overview and Limitations of Electrical Component Inspection: Type of Branch Wiring:
Vinyl-coated, Solid Copper, Stranded Copper

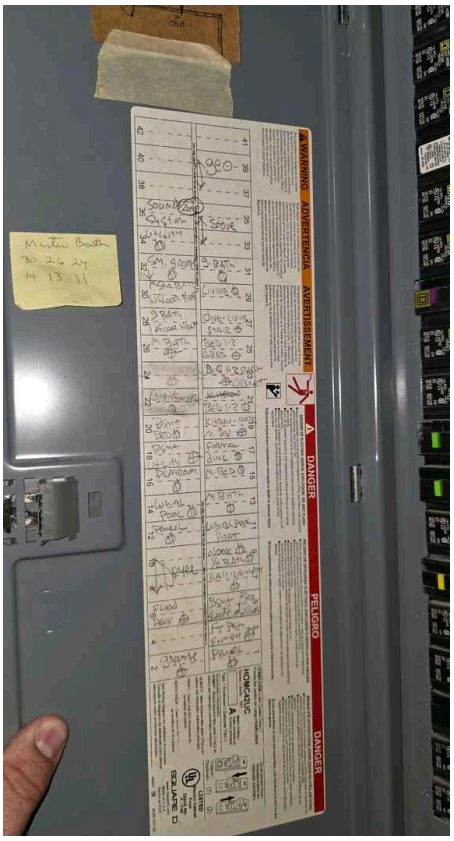
Service Panel Cabinet: Photo documentation



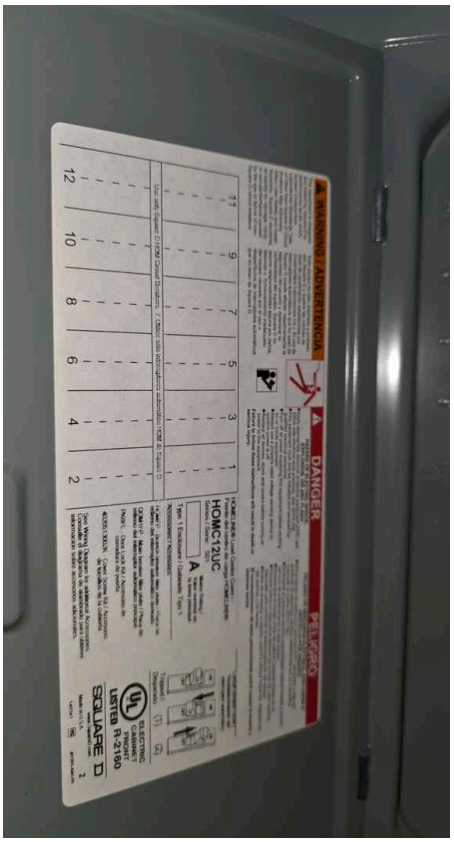


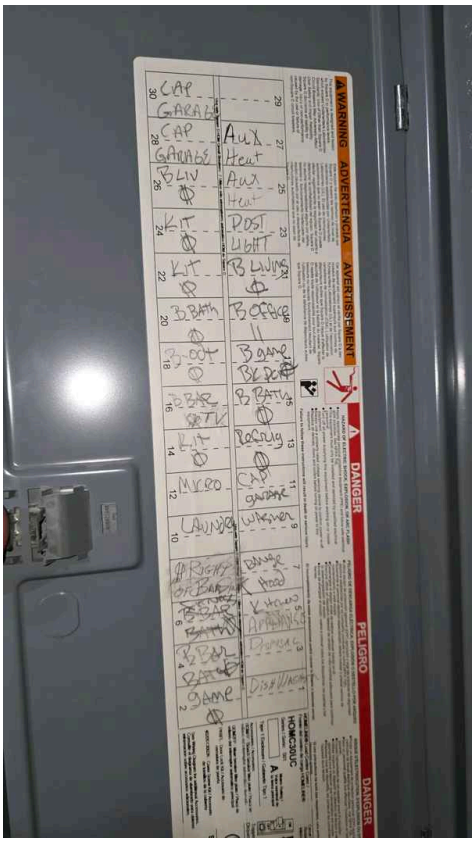


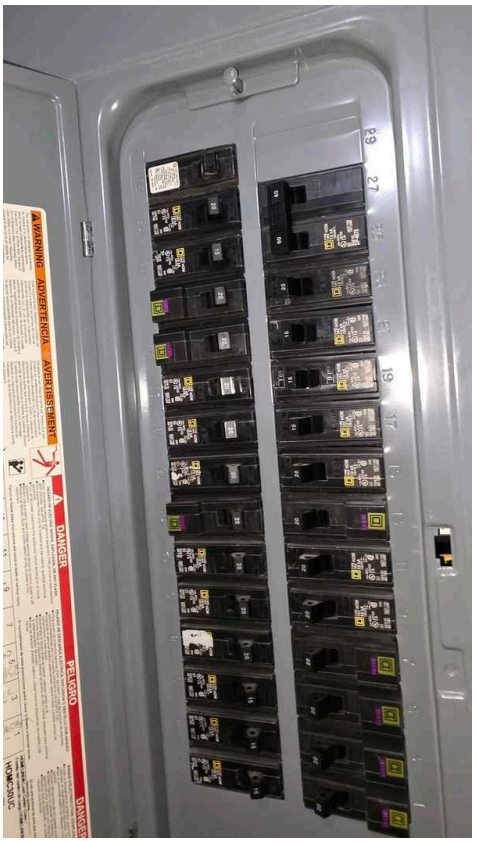



WARNING ADVERTENCIA AVERTISSEMENT
DANGER
PELIGRO
DANGER
HOMC42UC
SQUARE D


WARNING ADVERTENCIA AVERTISSEMENT
DANGER
PELIGRO
DANGER


WARNING ADVERTENCIA
DANGER
PELIGRO
HOMC12UC
SQUARE D


WARNING ADVERTENCIA AVERTISSEMENT
DANGER
PELIGRO
DANGER
HOMC30UC


WARNING ADVERTENCIA AVERTISSEMENT
DANGER
PELIGRO
DANGER

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 Panel Cabinet: AFCI breakers

The service panel contained Arc Fault Circuit Interrupter (GFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in sleeping rooms is required in new construction.

Service Panel Cabinet: GFCI breakers

The service panel contained Ground Fault Circuit Interrupter (GFCI) breakers designed to provide protection by shutting off current flow should sensors indicate a difference between incoming and outgoing voltage in outlets at protected circuits.

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	General Overview and Limitations of HVAC Inspection	X				
12.2	Ductwork	X	X	X		
12.3	InFloor Heat	X	X			
12.4	Geothermal System	X				

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

Information

Ductwork: Air Filter Location:
Behind sliding panel at furnace

Ductwork: Air Filter Size
20x25x5

Geothermal System: System Brand:
Geocomfort

Geothermal System: System Date
Unable To Determine (No Access/Missing Or Illegible Information)

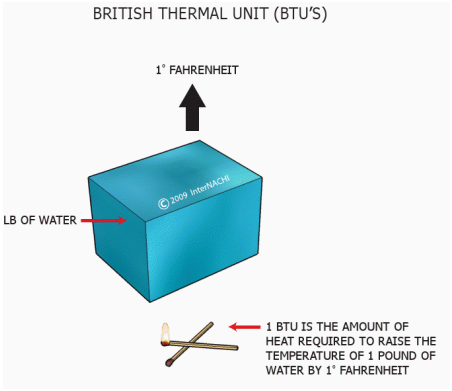
General Overview and Limitations of HVAC Inspection: Homeowner's Responsibility

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.

General Overview and Limitations of HVAC Inspection: 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

Ductwork: Humidifiers Connected to Ductwork in Residential HVAC System

A duct-mounted humidifier is a device designed to regulate indoor humidity levels by adding moisture to the air as it circulates through the home's HVAC system. These units are commonly installed on the supply or return duct of the HVAC system and are particularly beneficial in colder climates where heating systems can dry out indoor air.

Key Features and Benefits:

- Enhanced Comfort: Maintaining optimal humidity levels (typically 30-50%) can improve comfort, reduce static electricity, and prevent dry skin, throat irritation, or other issues caused by excessively dry air.
- Protection for Home and Furnishings: Proper humidity helps prevent damage to wood furniture, flooring, and other materials that may crack or warp due to dryness.
- Improved Air Quality: Balanced humidity levels can help reduce airborne dust and may minimize respiratory irritants for occupants.

Types of Duct-Mounted Humidifiers:

1. Bypass Humidifiers: Use a small amount of warm air from the HVAC system's supply duct to evaporate water and distribute moisture into the airflow.
2. Fan-Powered Humidifiers: Include an internal fan to distribute moisture directly into the air, offering higher output for larger homes.
3. Steam Humidifiers: Generate steam independently and introduce it into the airflow, providing precise and efficient humidity control.

Maintenance and Considerations:

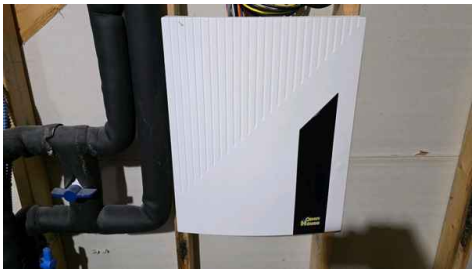
- Regular Maintenance: Humidifiers require periodic cleaning to prevent mineral buildup and the growth of mold or bacteria. The water panel or filter should be replaced according to the manufacturer's recommendations.
- Water Supply and Drainage: Proper connection to the water supply and drainage system is crucial to prevent leaks or water damage.
- Humidity Control: A humidistat, either standalone or integrated with the HVAC system, allows homeowners to monitor and adjust humidity levels to avoid over-humidification, which can lead to condensation or mold growth.

Duct-mounted humidifiers can significantly enhance indoor comfort and air quality when properly maintained and used. Professional installation and regular servicing by an HVAC technician are recommended to ensure optimal performance and safety.

Ductwork: Heat Recovery Ventilation System Connected to Ductwork

An HRV (Heat Recovery Ventilation) unit is installed and integrated with the home's ductwork system. HRV units are designed to provide controlled mechanical ventilation while recovering heat or cooling energy from exhaust air, improving indoor air quality and energy efficiency. The system draws fresh outside air through a heat exchanger, transfers thermal energy with stale indoor air being exhausted, and distributes the conditioned fresh air throughout the home via the existing duct network. This type of system is particularly valuable in well-sealed, modern homes where natural air infiltration may be insufficient for adequate ventilation.

Geothermal System: Photo documentation


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.

Geothermal System

LIMITED INSPECTION, GEOTHERMAL SYSTEM

The geothermal heating and cooling system was inspected to the extent possible within the scope of a standard home inspection. This inspection included a visual evaluation of accessible components, such as the heat pump unit, electrical connections, and visible portions of the ductwork or piping.

What Was Inspected:

- Heat Pump Unit: The exterior condition, general cleanliness, and operation (if accessible and within safe parameters).
- Thermostat Function: Verification that the system responds appropriately to thermostat inputs.
- Visible Piping and Connections: Inspection of accessible portions of the ground loop system, such as the entry and exit points into the home.
- Electrical Connections: Check for visible damage, secure connections, and evidence of overheating or corrosion.
- Condensate Drainage: Evaluation of the drainage system for proper operation and signs of leaks.

Limitations:

As this was a standard home inspection, several critical components of the geothermal system could not be evaluated:

- Ground Loops or Underground Piping: The buried portions of the system are not accessible for inspection and were not evaluated for leaks, damage, or proper installation.
- Refrigerant Levels or Pressures: Measurement of refrigerant levels or testing for leaks requires specialized equipment and was not performed.
- Heat Transfer Efficiency: A detailed analysis of the system's heating and cooling efficiency is beyond the scope of this inspection.
- Internal Components: The internal mechanics of the heat pump, including compressors, pumps, and heat exchangers, were not disassembled or evaluated.
- Water Quality and Flow (for open-loop systems): The condition of the water source, flow rates, and potential for mineral buildup were not tested.

Recommendations:

- If further evaluation is desired, it is recommended to consult a licensed geothermal HVAC technician to perform a detailed and comprehensive assessment of the system.
- Regular maintenance by a qualified professional is critical to ensure the proper performance and longevity of the geothermal system.
- Keep records of system maintenance and any professional evaluations for future reference.

This limited inspection reflects the condition of the geothermal system as observed on the day of the inspection and is not a substitute for specialized testing or servicing.

Deficiency

12.2.1 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.

13: RADON IN IOWA

		IN	LI	MA	MD	SC
13.1	Radon Information	X				

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

Information

Radon Information: **Was Radon Tested At This Property?**

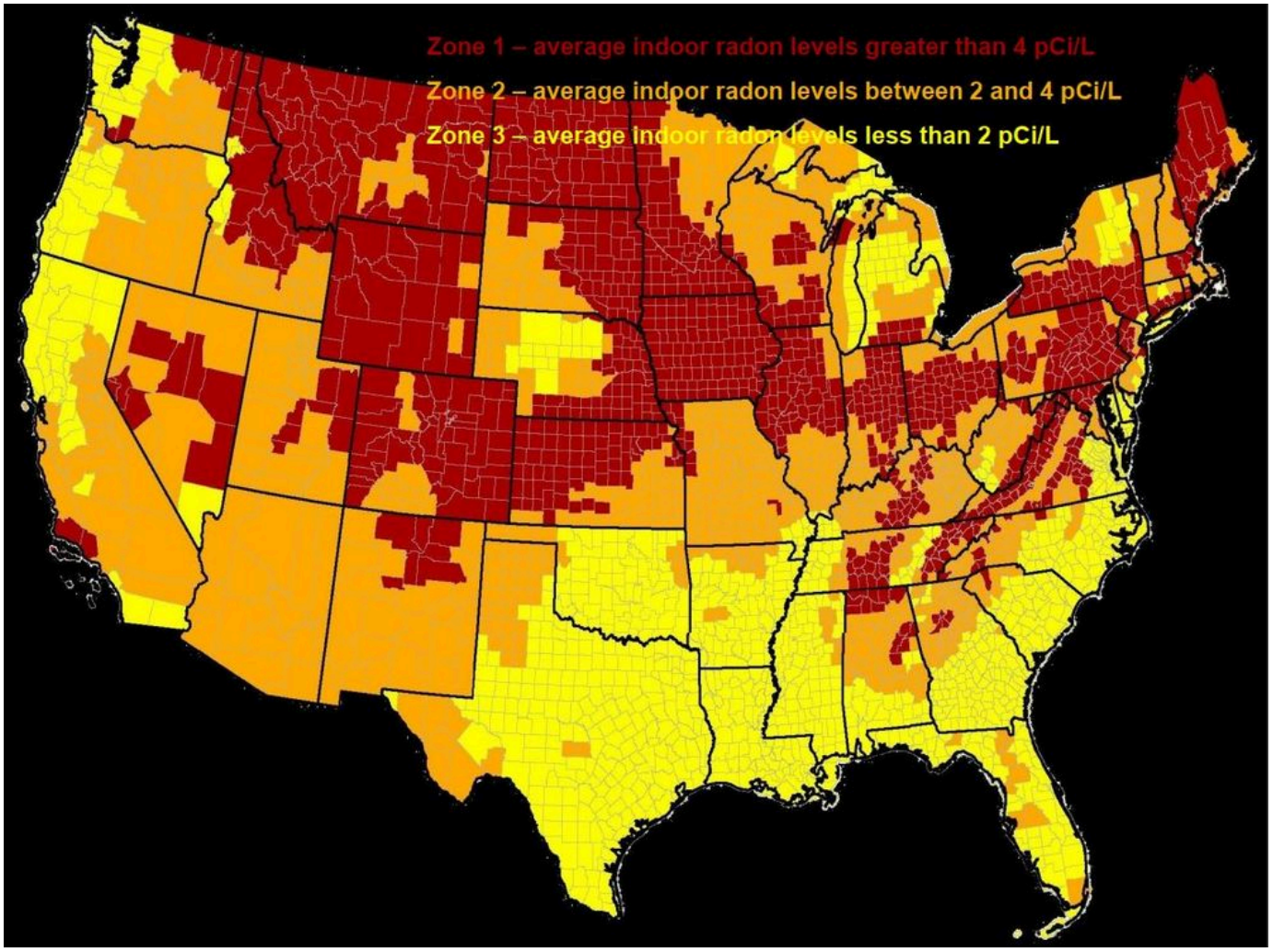
No

Radon Information: Why Should You Have Your Home Tested In Iowa?

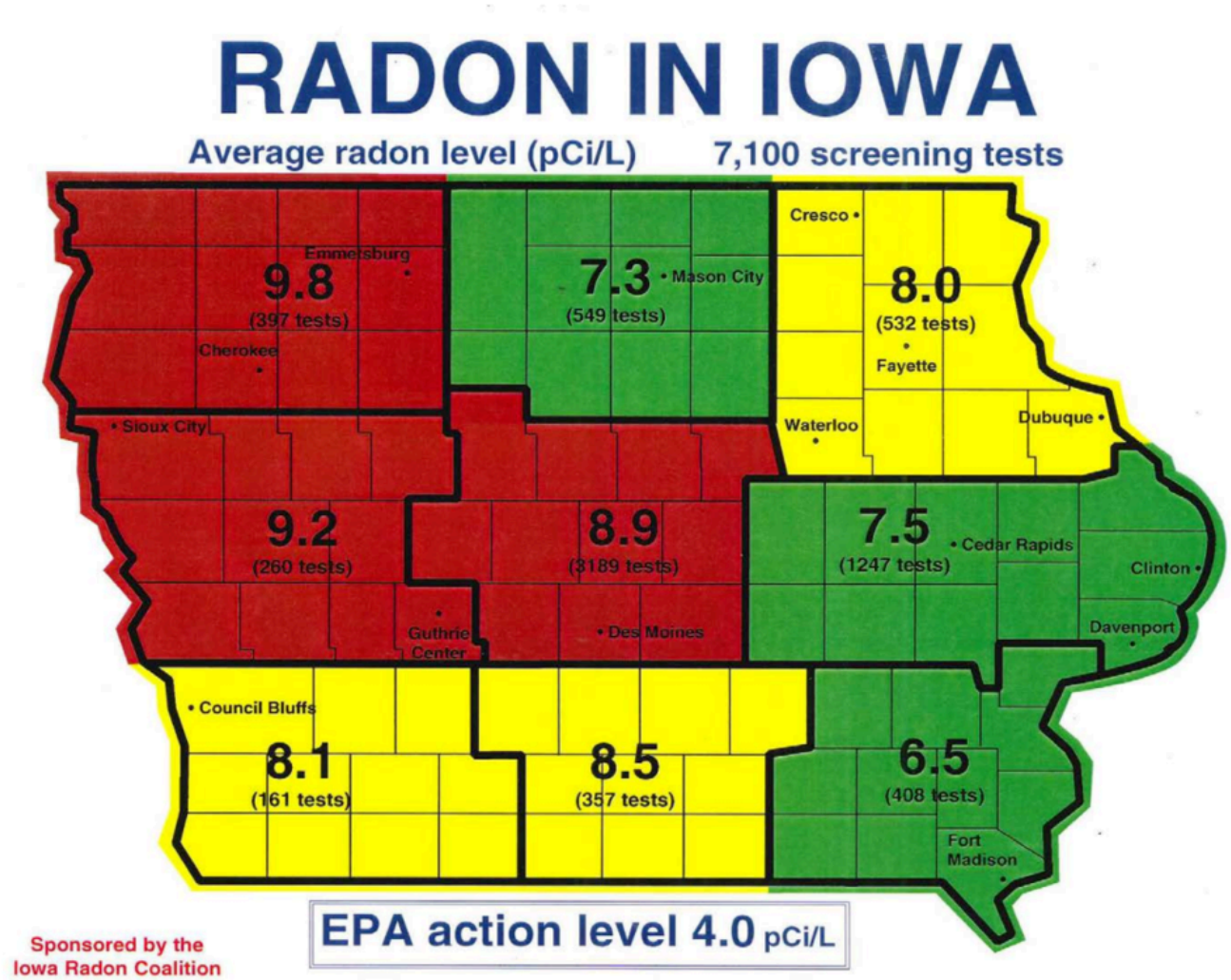
What does EPA recommend?

- If you are buying a home or selling your home, have it tested for radon.
- For a new home, ask if radon-resistant construction features were used and if the home has been tested.
- Fix the home if the radon level is 4 picocuries per liter, or pCi/L, or higher.
- Radon levels less than 4 pCi/L still pose a risk, and in many cases, may be reduced.
- Take steps to prevent device interference when conducting a radon test.

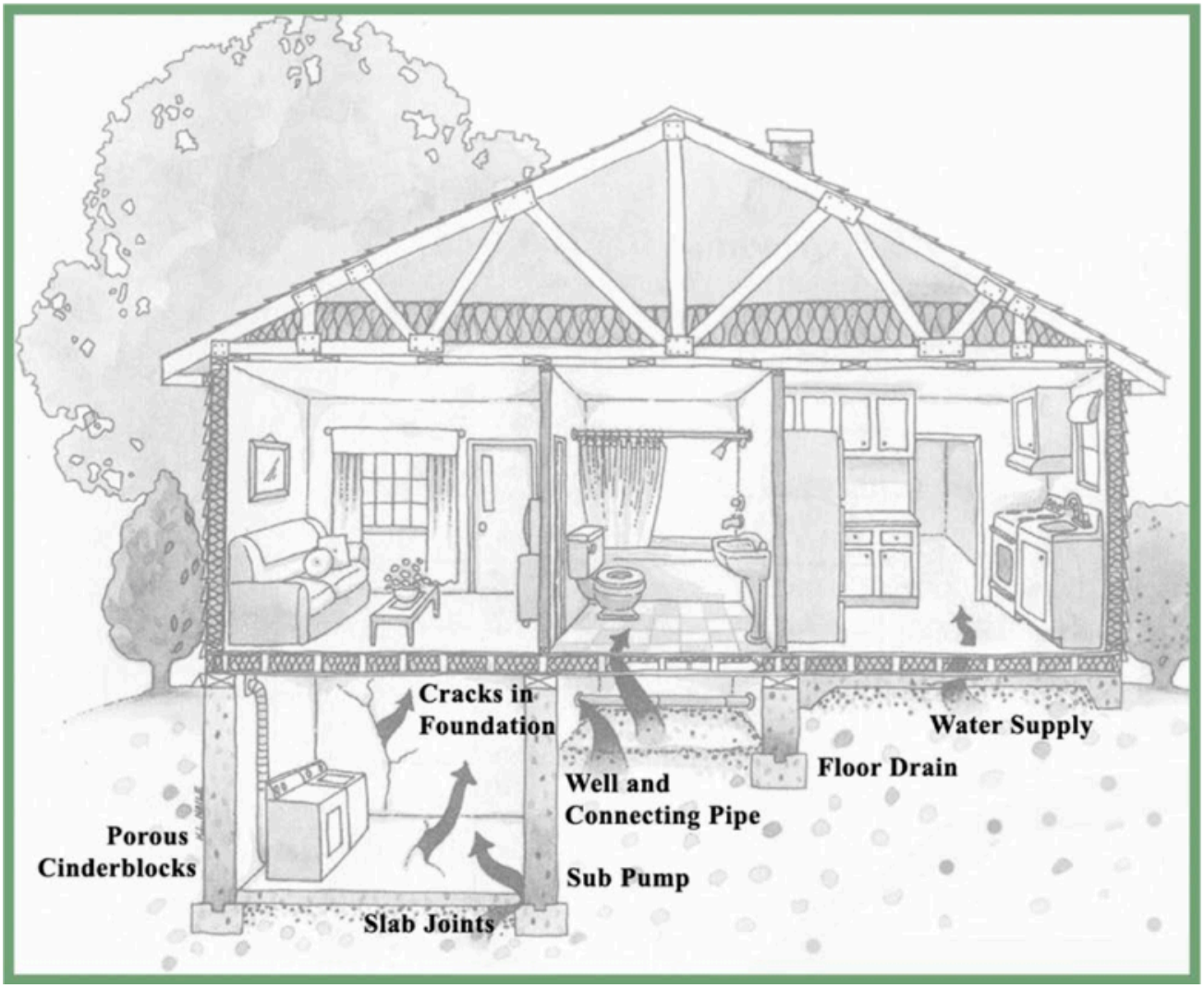
The Iowa Radon Survey has indicated that Iowa has the largest percentage (or 71.6%) of homes above the US Environmental Protection Agency action level of 4pCi/L. It is also designated by the US EPA as an entirely zone 1 state, which means that at least 50% of the homes are above US EPA's recommended action level.



But I Don't Have a Basement
ANY building in contact with the ground can have elevated radon levels.



How does radon enter homes?
• Radon enters homes through cracks and openings in the foundation.
• Radon enters homes through unsealed sump pumps, and concrete cold joints. Homes have lower air pressure than the surrounding soil. This creates a vacuum effect allowing radon to enter the home even through hairline cracks.



Gold Shield

Inspections offers Radon testing at $125 for all single point testing.

14: 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.