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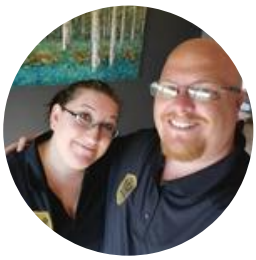


INSPECTION REPORT

10663 Blue Jay Dr
Peosta, IA 52068

Stacey Licht & Kate Ahlers

10/05/2026



Inspector
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TABLE OF CONTENTS

1: Inspection Details 6
2: Roof Systems 9
3: Exterior 14
4: Garage 21
5: Attic 25
6: Kitchen 27
7: Bathrooms 32
8: Interior 37
9: Plumbing 44
10: Structure 48
11: Electrical 50
12: HVAC 54
13: Radon In Iowa 61
14: Gold Shield Inspections Info 65
Standards of Practice 66



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22
MAINTENANCE OR LOW PRIORITY

10
MATERIAL DEFECT

11
SAFETY CONCERN

2.5.1 Roof Systems - Roof Drainage System: Drainage System Health
3.4.1 Exterior - Exterior Doors: Exterior Door, Cracked and Broken Window Trim
3.11.1 Exterior - General Grounds: Vegetation to Close to Structure
3.11.2 Exterior - General Grounds: Negative Grade
3.11.3 Exterior - General Grounds: Garden or Planters Against Exterior Walls
3.13.1 Exterior - Patio: Negative Grade Slope at Patio
3.14.1 Exterior - Vinyl Siding: Vinyl Siding, Gaps or Misaligned Panels
3.15.1 Exterior - Retaining walls: Concrete Retaining Wall, Cracks
3.16.1 Exterior - Brick exterior: Brick Wall, Step Cracking
3.16.2 Exterior - Brick exterior: Brick Wall, Spalling (Brick Surface Deterioration)
4.2.1 Garage - Garage Overhead Door: Garage Door, Photoelectric Sensors, NOT Installed
4.2.2 Garage - Garage Overhead Door: Garage Door, Damaged or Worn Weatherstripping
4.5.1 Garage - Garage Walls and Ceilings: Air barrier between garage ceiling and floor above (Drive under garage)
4.5.2 Garage - Garage Walls and Ceilings: Garage Wall/Ceiling, Current Moisture Intrusion (Biological Growth)
4.7.1 Garage - Garage Windows: Garage Window, Moderate Moisture Damage
4.8.1 Garage - Garage Electrical: Garage, Electrical Device, Missing or Damaged Cover Plate
6.2.1 Kitchen - Kitchen Electrical: Kitchen Receptacle, Missing or Non-Functioning GFCI Protection
6.2.2 Kitchen - Kitchen Electrical: Kitchen Electrical, Loose or Damaged Outlets or Switches
6.3.1 Kitchen - Cabinets: Cabinet Doors, Loose or Damaged
6.4.1 Kitchen - Kitchen Plumbing / Sink: Kitchen, Sink Faucet Handle Leaking
6.6.1 Kitchen - Dishwasher: Kitchen, Dishwasher Inspection Limitation
6.7.1 Kitchen - Range: Kitchen Stove, Anti-tip Not Installed
7.2.1 Bathrooms - Bathroom Ventilation: Bathroom Ventilation, No System Present
7.2.2 Bathrooms - Bathroom Ventilation: Bathroom Ventilation Cover Not Secured
7.4.1 Bathrooms - Bathroom Sink: Bathroom Sink, Outdated S-Trap
7.5.1 Bathrooms - Bathroom Toilet: Bathroom Toilet, Leaking Base
7.5.2 Bathrooms - Bathroom Toilet: Bathroom Toilet, Loose Connection to Floor

7.6.1 Bathrooms - Bathroom Tub/Shower: Bathroom Tub/Shower, Missing or Deteriorated Grout or Caulking

7.6.2 Bathrooms - Bathroom Tub/Shower: Bathroom Tub/Shower, Leaking Drain

8.4.1 Interior - Interior Ceilings and Walls: Gypsum Board Ceiling, Cracks

8.4.2 Interior - Interior Ceilings and Walls: Gypsum Board Wall, Cracks

8.5.1 Interior - Interior Doors: Interior, Doors Dragging on Flooring

8.7.1 Interior - Interior Windows: General Window, Fogged or Failed Seals (Blown Seal)

8.7.2 Interior - Interior Windows: Wood Window, Moderate to Light Moisture Damage

8.8.1 Interior - Interior Electrical: Interior Outlets, Loose or Damaged

8.9.1 Interior - Doorbells/Detectors/Fans: Smoke Detector Install More

8.9.2 Interior - Doorbells/Detectors/Fans: Smoke Detectors Replace Over 10 Years Old

8.9.3 Interior - Doorbells/Detectors/Fans: CO Detector Needed

8.12.1 Interior - Wet Bar: Sink, Leaking Faucet

10.4.1 Structure - Foundation: Concrete Foundation, Small Hairline Cracks w/ No Water Penetration

10.4.2 Structure - Foundation: Concrete Foundation, Vertical or Diagonal Cracking

11.2.1 Electrical - Service Panel Cabinet: Electrical Panel, Breaker Double Tap

12.2.1 HVAC - Ductwork: Ductwork, Recommend Cleaning

1: INSPECTION DETAILS

Information

Occupancy
Non-Occupied

Home Faces
Southeast

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



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Inspection Report Definitions

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

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

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

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

4. The absence of a reported deficiency does not confirm that a component is free of defects. Findings are limited to the inspection scope and conditions visible and readily accessible at the time of inspection.

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. This report describes conditions observed on the inspection date. Conditions may change afterward, and the inspection does not predict future performance or identify every concealed defect.

. The limit of liability of Gold Shield Inspections and its employees, officers, etc. does not extend beyond the day the inspection was performed. As time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into crawl spaces or basements, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Inspection agreement regarding the scope and limitations of this inspection.

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

Important Information / Limitations: Notice to Third Parties

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

Important Information / Limitations: Items Not Inspected and Other Limitations

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

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

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

Important Information / Limitations: Thermal Imaging Information

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

Important Information / Limitations: Other Notes - Important Info

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

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

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

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

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

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

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

2: ROOF SYSTEMS

		IN	LI	MA	MD	SC
2.1	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		X		

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

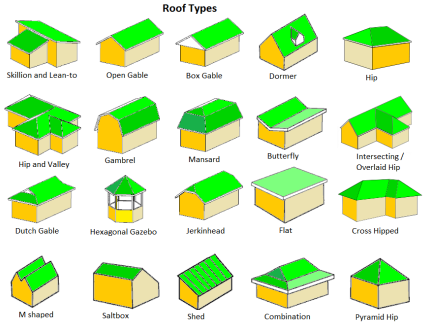
Information

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
Open Gable



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

1-5

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: 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.

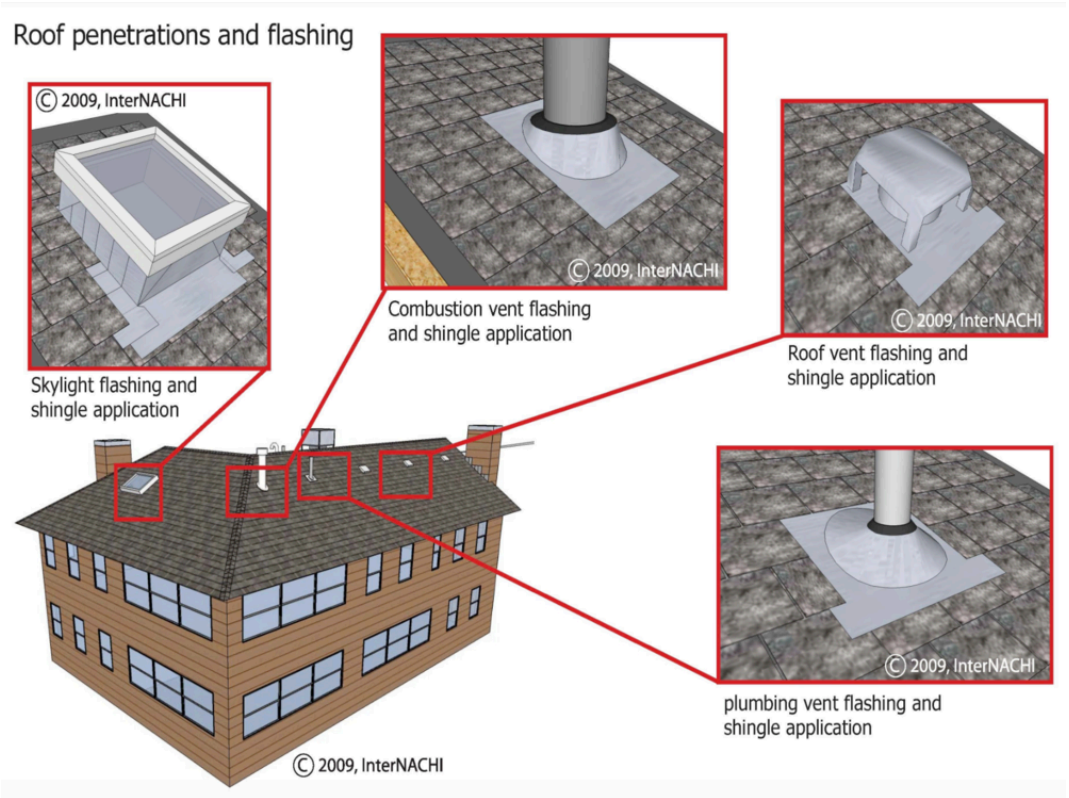
Roof penetration: Photo documentation



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 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.

Deficiency

2.5.1 Roof Drainage System

Maintenance or Low Priority

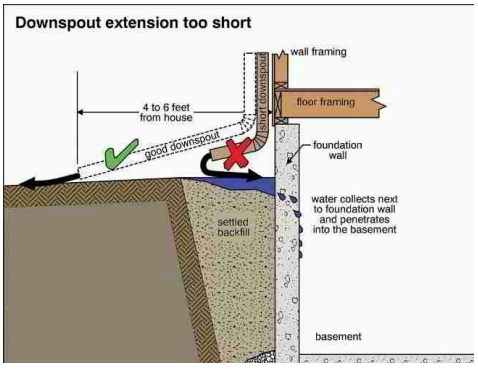
DRAINAGE SYSTEM HEALTH

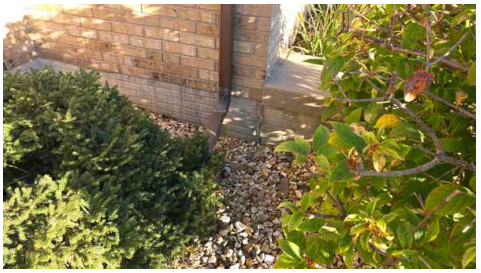
All downspouts should extend a minimum of 4-6' from the foundation or slab. Discharging near the foundation can affect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. Adding extensions can be a cheap way to avoid moisture issues in the future.

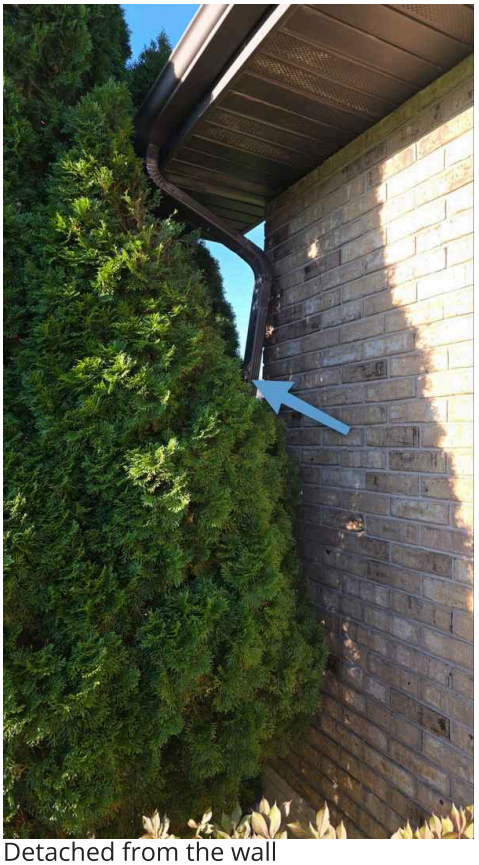
Also watch for downspouts that discharge along walkways or driveways. These areas can cause extra moisture to be pushed below the surface which can cause cracking and displacement. In Iowa our winters can also cause these discharge locations to freeze over and be a fall hazard.

Recommendation

Recommended DIY Project







Detached from the wall





3: EXTERIOR

		IN	LI	MA	MD	SC
3.1	General Overview and Limitations of Exterior Inspection	X				
3.2	Driveway	X				
3.3	Walkways	X				
3.4	Exterior Doors	X		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				
3.10	Dryer vent	X				
3.11	General Grounds	X		X		
3.12	Soffits Facia and Trim	X				
3.13	Patio	X			X	
3.14	Vinyl Siding	X		X		
3.15	Retaining walls	X		X		
3.16	Brick exterior	X			X	

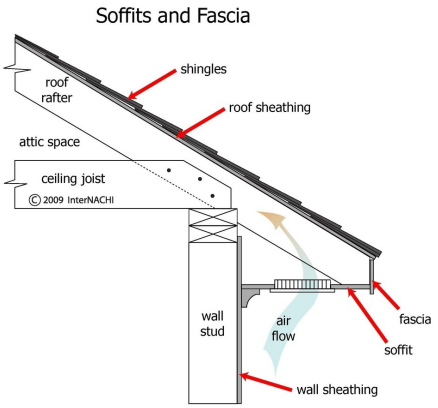
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Information

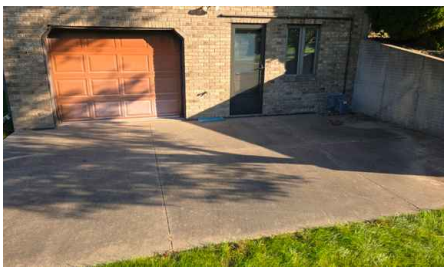
General Overview and Limitations of Exterior Inspection: Exterior Doors:
Metal

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

Soffits Facia and Trim: Soffits and Fascia



Patio: Photo Documentation



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.

Vinyl Siding: 5-year Maintenance recommended

You should be aware that vinyl siding requires that window and door openings be re-sealed with a high-quality sealant every 3 to 5 years to prevent moisture intrusion. Removal of biological growth such as mildew and moss will extend the life of the wall covering.

Vinyl Siding: Vinyl Siding, Minor Damage

Minor damage visible on exterior vinyl siding. These areas do not pose a risk to home structure.

Deficiency

3.4.1 Exterior Doors

Maintenance or Low Priority

EXTERIOR DOOR, CRACKED AND BROKEN WINDOW TRIM



The plastic exterior trim surrounding the door’s glass insert was cracked and broken, with sections missing. This may be caused by weather exposure, aging, or impact damage. The damaged trim may compromise the seal around the glass and allow moisture intrusion. Recommend replacement of the damaged trim and inspection of the surrounding seals by a qualified contractor.

Recommendation

Contact a qualified door repair/installation 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.





3.11.2 General Grounds

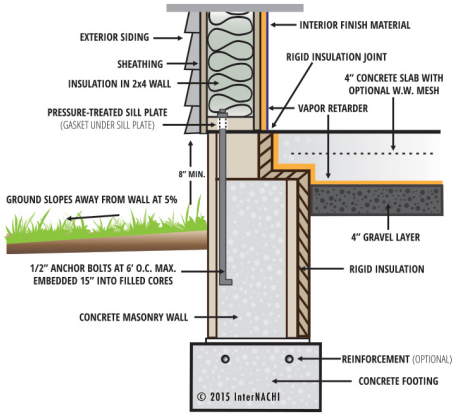
Maintenance or Low Priority

NEGATIVE GRADE

The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above. The ground should slope away from the home a minimum of 1-inch per foot for a distance of at least six feet from the foundation.

Recommendation

Contact a qualified landscaping contractor





3.11.3 General Grounds

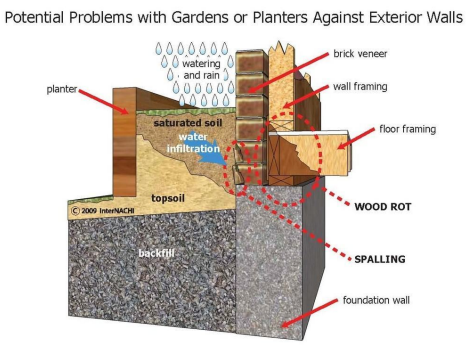
Maintenance or Low Priority

GARDEN OR PLANTERS AGAINST EXTERIOR WALLS

Gardens or planters placed directly against exterior walls can lead to significant moisture intrusion issues. The soil in these areas tends to retain water, which can wick into the exterior wall assembly through capillary action, particularly if proper drainage or a moisture barrier is not in place. Over time, this trapped moisture can promote wood rot, deterioration of siding materials, and even potential structural damage to the foundation and framing components. Additionally, prolonged exposure to moisture increases the risk of potential biological growth, which can further compromise the integrity of the wall system. To mitigate these risks, we recommend removing or properly capping these areas with an impermeable barrier to prevent water infiltration and ensure adequate drainage away from the structure.

Recommendation

Contact a qualified professional.





Problems with Gardens and Planters Against Exterior Walls

3.13.1 Patio

Material Defect

NEGATIVE GRADE SLOPE AT PATIO

EXTERIOR

The concrete patio slopes toward the home rather than away from it. This directs water runoff toward the foundation, which can lead to water infiltration, foundation damage, and basement moisture problems. A qualified concrete contractor should evaluate the patio and either regrade it or install appropriate drainage solutions to redirect water away from the structure.

Recommendation

Contact a qualified concrete contractor.



3.14.1 Vinyl Siding

Maintenance or Low Priority

VINYL SIDING, GAPS OR MISALIGNED PANELS

Gaps or misalignment between siding panels can result from poor installation or shifting due to thermal expansion and contraction. These gaps reduce the siding's protective capabilities and may allow pests or moisture to penetrate. Proper reinstallation and alignment are necessary to close the gaps and restore the siding's functionality.

Recommendation

Contact a qualified siding specialist.



3.15.1 Retaining walls

Maintenance or Low Priority

CONCRETE RETAINING WALL, CRACKS

Cracks in concrete retaining walls are common due to soil movement, hydrostatic pressure, or thermal expansion. Small cracks may be superficial, but large or widening cracks can compromise structural integrity. Repairs may involve sealing small cracks or consulting a structural engineer for significant issues.

Recommendation

Contact a qualified concrete contractor.




3.16.1 Brick exterior

Material Defect

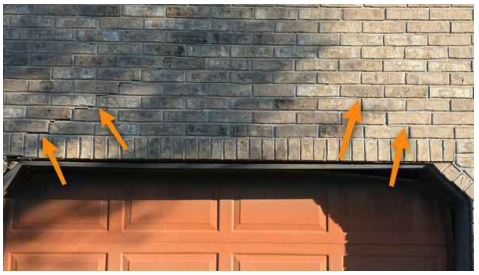
BRICK WALL, STEP CRACKING

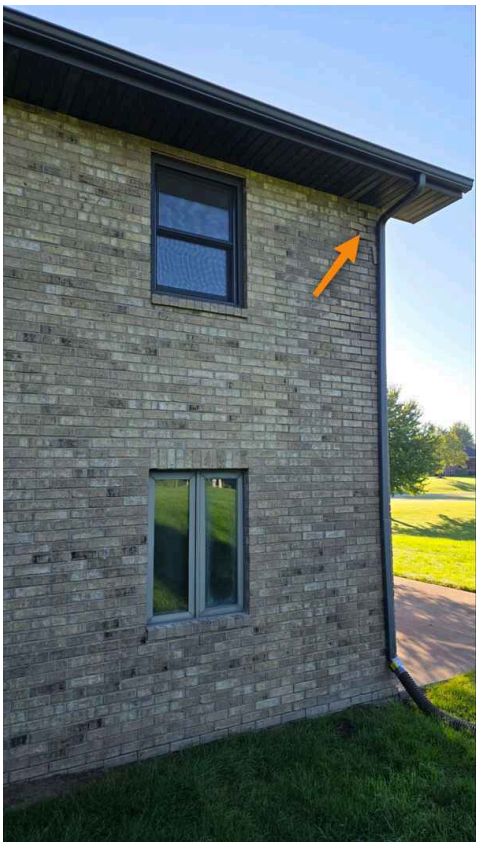
Step cracks follow the mortar joints in a stair-step pattern and often indicate differential settlement of the foundation or movement in the structure. They are common at the corners of windows and doors, where the wall experiences stress. Monitoring for widening or displacement is recommended, and significant movement may require evaluation by a masonry professional.

Recommendation

Contact a qualified masonry professional.







3.16.2 Brick exterior

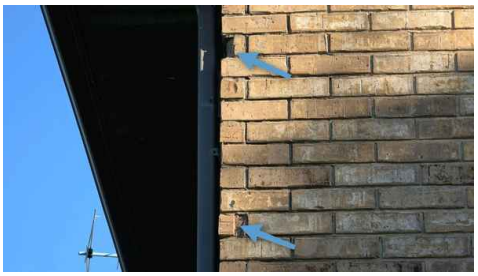
Maintenance or Low Priority

BRICK WALL, SPALLING (BRICK SURFACE DETERIORATION)

Spalling occurs when moisture enters the brick, freezes, and expands, causing the outer layers to flake or crumble. It is often seen near ground level or areas exposed to direct water runoff, such as from a faulty gutter system.

Recommendation

Contact a qualified masonry professional.







4: GARAGE

		IN	LI	MA	MD	SC
4.1	General Overview and Limitations of Garage Inspection	X	X			
4.2	Garage Overhead Door	X		X		X
4.3	Garage Occupant Doors	X				
4.4	Garage Floors	X				
4.5	Garage Walls and Ceilings	X	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				

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:**
Single, Double

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

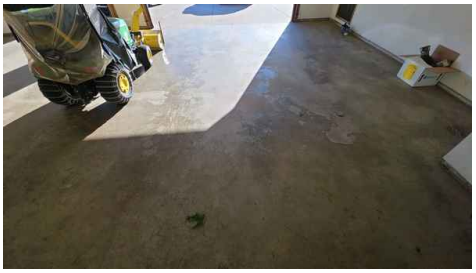
To decrease the amount of force required to reverse the direction of the garage door, turn the knob (or screw with a screwdriver) counterclockwise one quarter. To increase the amount of force, turn it clockwise. Re-test the auto-reverse function and repeat this process until your opener is properly adjusted.

Garage Overhead Door: **Panel(s), Cosmetic Damage**

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

Garage Floors: **Photo documentation**





Garage Walls and Ceilings: Photo documentation






Garage Walls and Ceilings: Drywall, Common Joint Cracking

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

Garage Walls and Ceilings: Walls and Ceilings, Moderate Damage

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

Limitations

General Overview and Limitations of Garage Inspection

LIMITED INSPECTION, FINISHED INTERIOR

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

Deficiency

4.2.1 Garage Overhead Door

Safety Concern

GARAGE DOOR, PHOTOELECTRIC SENSORS, NOT INSTALLED

The overhead garage door was not equipped with a photoelectric sensor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person on a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. The Inspector recommends installation of a photo sensor by a qualified contractor or technician for safety reasons.


Basement Garage

Recommendation

Contact a qualified garage door contractor.

4.2.2 Garage Overhead Door

Maintenance or Low Priority

GARAGE DOOR, DAMAGED OR WORN WEATHERSTRIPPING

The weatherstripping along the bottom of the door is damaged or missing. This can lead to energy loss, water intrusion, or pest entry. Replacement of the weatherstripping is recommended to improve energy efficiency and protection.

Recommendation

Recommended DIY Project





4.5.1 Garage Walls and Ceilings

Safety Concern

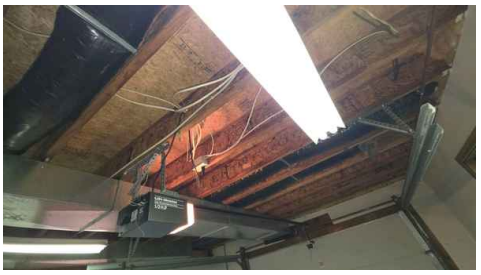
AIR BARRIER BETWEEN GARAGE CEILING AND FLOOR ABOVE (DRIVE UNDER GARAGE)

BASEMENT GARAGE

Recommend installation of an air barrier or sealing drywall to ensure no carbon monoxide seeping into living space above. This is important if you plan on parking in your garage as your vehicle will put off carbon monoxide while running.

Recommendation

Contact a qualified professional.

4.5.2 Garage Walls and Ceilings

Safety Concern

GARAGE WALL/CEILING, CURRENT MOISTURE INTRUSION (BIOLOGICAL GROWTH)

1ST FLOOR SUBFLOORING

Moisture intrusion and possible biological growth such as mold or mildew found on wall pictured below in the garage. Moisture meter showed heightened moisture in the area. Recommend further evaluation and mold testing by licensed professional and remediation of damaged wall.

Recommendation

Contact a qualified mold inspection professional.


Actively leaking toilet this is below master bathroom

4.7.1 Garage Windows

Maintenance or Low Priority

GARAGE WINDOW, MODERATE MOISTURE DAMAGE

ALL GARAGE CASEMENT WINDOWS

The wooden window(s) and their framing show signs of moderate damage from moisture. This happens over time if the exterior sealant is not maintained at all times. Some of these areas may require repair prior to the addition of sealant.

Recommendation

Contact a qualified window repair/installation contractor.

4.8.1 Garage Electrical

Safety Concern

GARAGE, ELECTRICAL DEVICE, MISSING OR DAMAGED COVER PLATE



One or more electrical receptacles or light switches in the garage were observed to have a missing or damaged cover plate. Cover plates are intended to protect the wiring and device terminals from accidental contact, debris, and moisture, and their absence increases the risk of minor shock, damage, or contamination. This condition is typically the result of normal wear, impact, or incomplete installation. While this is considered a minor issue, recommend installing a proper cover plate to help improve safety and protect the electrical components from damage.

Recommendation

Contact a qualified electrical contractor.

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:
8-12 inches

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



General Overview: Thermal Imaging

Thermal imaging is used to scan ceilings below attic spaces for temperature differences that may indicate missing, displaced, or uneven insulation, air leakage, or possible moisture concerns. Suspicious areas may be further evaluated with a moisture meter when appropriate. Thermal imaging does not see through building materials but provides an additional non-invasive method for identifying areas that may warrant closer evaluation.

6: KITCHEN

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

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

Information

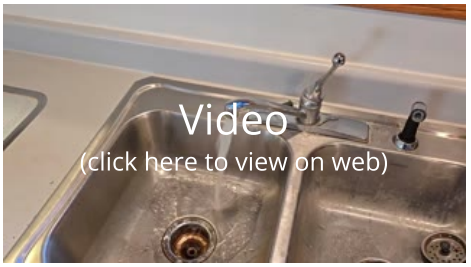
General Overview and Limitations of Kitchen Inspection: Floor Covering Materials
Wood

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

General Overview and Limitations of Kitchen Inspection: Exhaust Type
Recirculating

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

Kitchen Plumbing / Sink: Video Documentation



Kitchen Plumbing / Sink: Photo documentation





Dishwasher: Photo documentation




Range: Photo documentation




Range Hood or Built in Microwave: Photo documentation




Refrigerator: Photo documentation





Deficiency

6.2.1 Kitchen Electrical

Safety Concern

KITCHEN RECEPTACLE, MISSING OR NON-FUNCTIONING GFCI PROTECTION

Outlets near the sink, countertops, or other wet areas lacked Ground Fault Circuit Interrupter (GFCI) protection, or the GFCI outlets were not functioning correctly when tested. GFCI protection is required for safety in areas with water exposure. Recommend upgrading or repairing the outlets by a licensed electrician to ensure compliance with safety standards.



1st Floor Kitchen Outlets No GFCI Protections

Recommendation

Contact a qualified electrical contractor.

6.2.2 Kitchen Electrical

Safety Concern

KITCHEN ELECTRICAL, LOOSE OR DAMAGED OUTLETS OR SWITCHES

One or more outlets or switches were observed to be loose, damaged, or improperly secured to the wall. This can pose an electrical hazard or affect functionality. Recommend securing or replacing the affected components to ensure safe and proper operation.



1st Floor Kitchen Outlets Loose

Recommendation

Contact a qualified electrical contractor.

6.3.1 Cabinets

Maintenance or Low Priority

CABINET DOORS, LOOSE OR DAMAGED

KITCHEN

Defect: One or more cabinet doors were observed to be loose, misaligned, or damaged. This may affect functionality and longevity.
Recommendation: Adjust or repair the hinges, or replace the damaged components as needed to ensure proper operation.

Recommendation

Contact a qualified professional.





1st Floor Kitchen Cabinet Door Loose Due To Top Screw Not Being Tight

6.4.1 Kitchen Plumbing / Sink

Maintenance or Low Priority

KITCHEN, SINK FAUCET HANDLE LEAKING

Water was observed leaking around the kitchen sink faucet handle during operation. This may be caused by worn seals, a faulty cartridge, or loose internal components. Continued leakage can damage surrounding surfaces. Recommend repair or replacement of the affected faucet components by a qualified plumber.



1st Floor Kitchen Sink Handle

Recommendation

Contact a qualified professional.

6.6.1 Dishwasher

Material Defect

KITCHEN, DISHWASHER INSPECTION LIMITATION

The dishwasher could not be tested because its water supply was shut off at the time of inspection. Its operation and ability to fill, wash, drain, and remain leak-free could not be verified. Recommend asking the seller why the water was shut off and having the water supply restored and the dishwasher tested prior to closing, with repairs by a qualified professional as needed.

(Water was turned on momentarily, leak found at shut-off valve)

Recommendation

Contact a qualified professional.





1st Floor Kitchen Dishwasher

6.7.1 Range

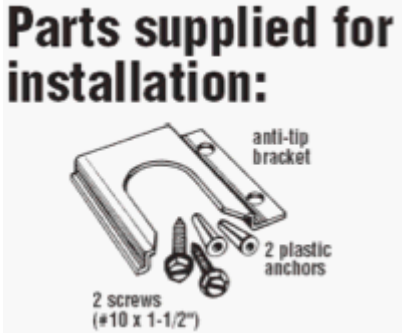
Maintenance or Low Priority

KITCHEN STOVE, ANTI-TIP NOT INSTALLED

Anti-tip brackets are metal devices designed to prevent freestanding ranges from tipping. They are normally attached to a rear leg of the range or screwed into the wall behind the range, and are included in all installation kits. A unit that is not equipped with these devices may tip over if enough weight is applied to its open door, such as that from a large Thanksgiving turkey, or even a small child. A falling range can crush, scald, or burn anyone caught beneath.

Recommendation

Contact a qualified appliance repair professional.






1st Floor Kitchen Range

7: BATHROOMS

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

General Overview and Limitations of Bathroom Inspection: Bathroom Toilet Type:
Standard flush (more than 1.6 gal. [6 litres])

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

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

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

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

General Overview and Limitations of Bathroom Inspection: Bathroom Shower:
Fiberglass enclosure

Bathroom Sink: Photo Documentation

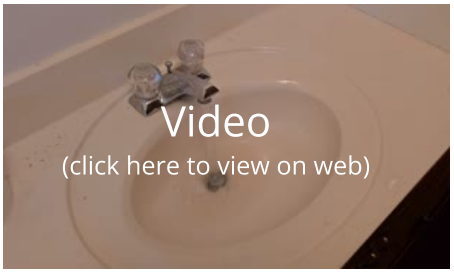


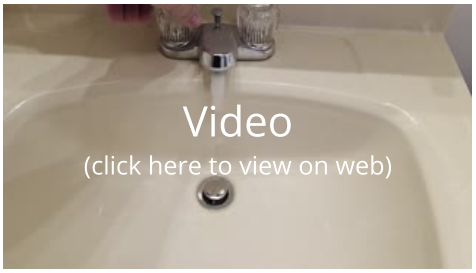


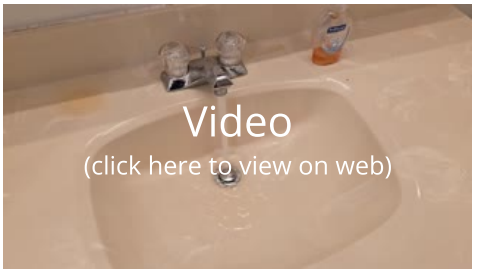


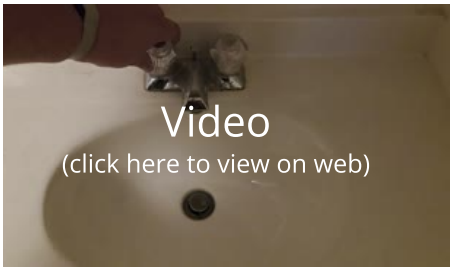



Bathroom Sink: Video Documentation









Bathroom Toilet: Photo Documentation





Bathroom Tub/Shower: Photo Documentation





Deficiency

7.2.1 Bathroom Ventilation

Material Defect

BATHROOM VENTILATION, NO SYSTEM PRESENT

BASEMENT BATHROOM OFF STAIRS

The bathroom lacked any form of ventilation, such as an exhaust fan leading to increased humidity and moisture retention. Prolonged moisture can result in potential biological growth and material deterioration. Recommend installing an exhaust fan to improve airflow and moisture control.



Recommendation

Contact a qualified electrical contractor.

7.2.2 Bathroom Ventilation

Maintenance or Low Priority

BATHROOM VENTILATION COVER NOT SECURED

The bathroom ventilation fan cover is hanging loosely and is not properly attached to the ceiling. A loose or unsecured vent cover can reduce the effectiveness of the ventilation system, allow dust and debris to enter the housing, and present a potential fall hazard if it becomes dislodged. This condition is often due to broken or missing mounting clips or improper installation. Recommend securing or replacing the vent cover by a qualified contractor to ensure safe and effective operation of the ventilation system.



1st Floor Laundry Room Bathroom Vent Fan

7.4.1 Bathroom Sink

Maintenance or Low Priority

BATHROOM SINK, OUTDATED S-TRAP

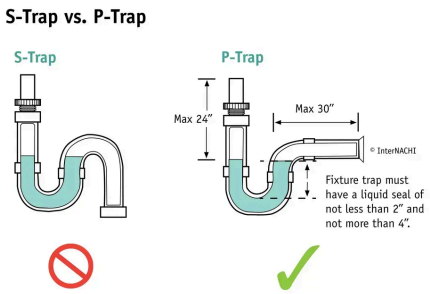
An S-trap configuration was observed beneath the sink. S-traps are plumbing traps that create an "S" shape in the drainpipe. While this design may effectively hold water to block sewer gases temporarily, it is prone to siphoning. This occurs when water in the trap is drawn out during drainage, leaving the trap dry and allowing sewer gases to enter the home.

The potential for sewer gases to enter the living space presents health and safety concerns due to unpleasant odors and possible exposure to harmful substances.

It is recommended to have the S-trap replaced with a properly installed P-trap, which is less prone to siphoning and more effective in maintaining a water seal. A licensed plumber should be consulted to evaluate the installation and ensure compliance with modern plumbing standards.

Recommendation

Contact a qualified plumbing contractor.




1st Floor Laundry Room Bathroom Sink


1st Floor Hall Bathroom Sink


Basement Bathroom off stairs

7.5.1 Bathroom Toilet

Material Defect

BATHROOM TOILET, LEAKING BASE

Water was observed around the base of the toilet, indicating a potential leak from the wax seal or improper installation. Prolonged leakage can lead to water damage, subfloor deterioration, and potential biological growth. Recommend replacing the wax seal and ensuring the toilet is securely fastened to the floor.

Recommendation

Contact a qualified plumbing contractor.


1st Floor Master Bathroom

7.5.2 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.


1st Floor Laundry Room Bathroom Toilet


1st Floor Master Bathroom


1st Floor Hall Bathroom Toilet

7.6.1 Bathroom Tub/Shower

Maintenance or Low Priority

BATHROOM TUB/SHOWER, MISSING OR DETERIORATED GROUT OR CAULKING

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

Recommendation

Recommended DIY Project


1st Floor Hall Bathroom Tub Missing Caulking

7.6.2 Bathroom Tub/Shower

Material Defect

BATHROOM TUB/SHOWER, LEAKING DRAIN

The drain under the tub or shower showed signs of leakage, with water stains or dampness observed beneath the fixture. Leaks can lead to structural damage or mold growth. Recommend tightening or replacing the drain components and repairing any damaged areas.

Recommendation

Contact a qualified plumbing contractor.



8: INTERIOR

		IN	LI	MA	MD	SC
8.1	General Overview and Limitations of Interior Inspection	X				
8.2	Interior Thermostat	X				
8.3	Interior Floors	X				
8.4	Interior Ceilings and Walls	X			X	
8.5	Interior Doors	X		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				X
8.10	Laundry Room	X				
8.11	Fireplace	X	X			
8.12	Wet Bar	X		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
Carpet, Wood

General Overview and Limitations of Interior Inspection: Interior Doors
Wood Hollow Core

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
Wood and Vinyl

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

General Overview and Limitations of Interior Inspection: # of Bedrooms
3

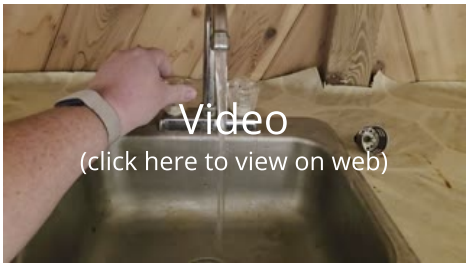
General Overview and Limitations of Interior Inspection: # of Bathrooms
2, .25

Interior Thermostat: Photo Documentation



Fireplace: Photo Documentation **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: Washer/Dryer Hook-up Photo

Washer and dryer hookups location.





Wet Bar: Photo Documentation





Limitations

Fireplace

LIMITED INSPECTION, MANUAL IGNITION REQUIREMENT

The fireplace is a gas unit that requires manual lighting, which is outside the scope of this inspection. For safety and liability reasons, the operation of manually lit gas fireplaces is not tested. Recommend having the fireplace evaluated and operated by a qualified fireplace technician or the homeowner to confirm functionality.

Deficiency

8.4.1 Interior Ceilings and Walls

Material Defect

GYPSUM BOARD CEILING, 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 Dining Room

8.4.2 Interior Ceilings and Walls

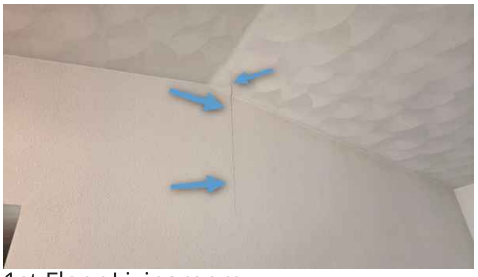
Material Defect

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



8.5.1 Interior Doors

Maintenance or Low Priority

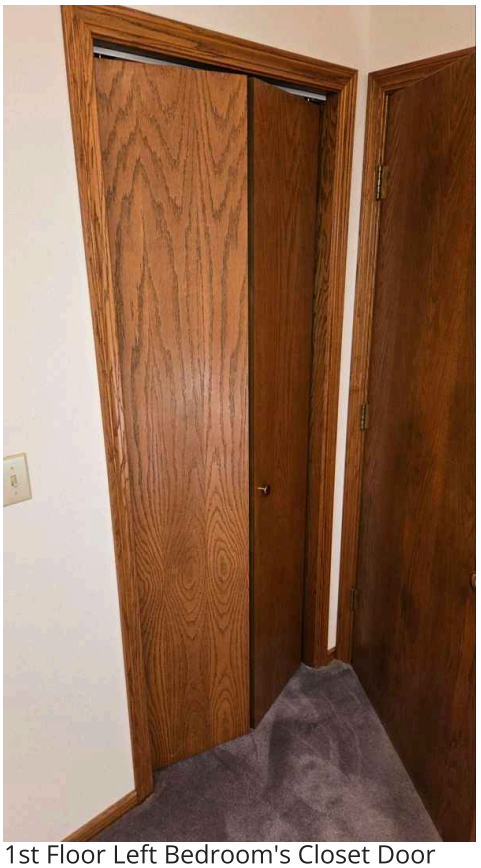
INTERIOR, DOORS DRAGGING ON FLOORING

One or more interior doors were observed dragging on the carpet during operation. This condition is commonly caused by foundation or framing movement, settling, seasonal expansion, improper door adjustment, or changes in the flooring height. Continued dragging can accelerate wear to both the door and flooring and may make the doors difficult to operate. Recommend evaluation and adjustment by a qualified contractor to identify the cause and restore proper door operation.

Recommendation

Contact a qualified door repair/installation contractor.


1st Floor Left Bedroom's Door


1st Floor Left Bedroom's Closet Door

8.7.1 Interior Windows

Material Defect

GENERAL WINDOW, FOGGED OR FAILED SEALS (BLOWN SEAL)

Seal failure in insulated glass units (IGUs) allows moisture and air between panes, leading to fogging. This reduces insulation and visibility. Seal failure is often caused by aging, poor manufacturing, or extreme weather. Recommend replacing the IGU to restore clarity and energy efficiency.

Recommendation

Contact a qualified professional.


1st Floor Livingroom Window To The Right Of Back Door


1st Floor Left Bedroom's Both Windows

8.7.2 Interior Windows

Maintenance or Low Priority

WOOD WINDOW, MODERATE TO LIGHT MOISTURE DAMAGE

The wall surrounding the window shows signs of moderate to light moisture damage, indicated by staining, minor surface deterioration, or slight warping of materials. The source of moisture is undetermined, but possible causes include condensation buildup, minor flashing deficiencies, or an intermittent leak from the window assembly. While no active leaks were confirmed at the time of inspection, prolonged exposure to moisture can lead to further deterioration of materials and potential biological growth. Recommend monitoring the area for signs of worsening damage and consulting a qualified contractor to assess and address any underlying issues.


1st Floor Master Bathroom

Recommendation

Contact a qualified window repair/installation contractor.

8.8.1 Interior Electrical

Safety Concern

INTERIOR OUTLETS, LOOSE OR DAMAGED

Loose or damaged outlets can create unsafe conditions, such as electrical arcing, overheating, or a shock hazard. This often occurs due to wear and tear, poor installation, or frequent use. Recommend securing the outlet to the wall box and replacing damaged components as necessary.

Recommendation

Contact a qualified electrical contractor.


1st Floor Livingroom


1st Floor Livingroom

8.9.1 Doorbells/Detectors/Fans

Safety Concern

SMOKE DETECTOR INSTALL MORE

1ST FLOOR BEDROOMS



NFPO Information

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

1. In the immediate vicinity of the bedrooms

2. In all bedrooms

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

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

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

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

Recommendation

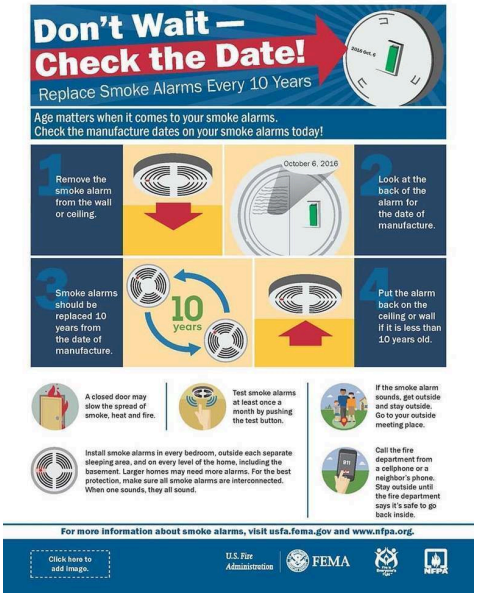
Recommended DIY Project

8.9.2 Doorbells/Detectors/Fans

Safety Concern

SMOKE DETECTORS REPLACE OVER 10 YEARS OLD

1ST FLOOR HALL AND BASEMENT MECH ROOM



A smoke alarm, also known as a smoke detector, is a device that detects smoke and issues an audible sound and/or a visual signal to alert residents to a potential fire. These should be replaced every 10 years to ensure safe operation.

Facts and Figures

According to the Consumer Product Safety Commission:

- Almost two-thirds of reported deaths caused by home fires from 2003 to 2006 resulted from fires in homes that lacked working smoke alarms.
- Older homes are more likely to lack an adequate number of smoke alarms because they were built before requirements increased.
- In 23% of home fire deaths, smoke alarms were present but did not sound. Sixty percent of these failures were caused by the power supplies having been deliberately removed due to false alarms.
- Every year in the United States, about 3,000 people lose their lives in residential fires. Most of these deaths are caused by smoke inhalation, rather than as a result of burns.

Recommendation

Contact a qualified electrical contractor.

8.9.3 Doorbells/Detectors/Fans

Safety Concern

CO DETECTOR NEEDED

NFPA Information

The Inspector recommends installing a carbon monoxide detector. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores. The Inspector recommends installation by a qualified contractor.

Recommendation

Recommended DIY Project



8.12.1 Wet Bar

Maintenance or Low Priority

SINK, LEAKING FAUCET

The faucet exhibited leaks at the spout or handles, potentially wasting water and increasing utility costs. Recommend repairing or replacing the faucet to ensure proper function and efficiency.

Recommendation

Contact a qualified plumbing contractor.



Leaks at handles when operating

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				
9.6	Sump Pump	X	X			
9.7	Water Softener	X	X			
9.8	Radon Mitigation	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:
1-inch, PEX

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
108.1

Water Heater: Water Heater Fuel Type
Natural Gas

Water Heater: Water Heater Manufacturer
Rheem

Water Heater: Water Heater Manufacturer Date
2022

Water Heater: Water Heater Tank Capacity
40 gallons

Sump Pump: Photo Documentation



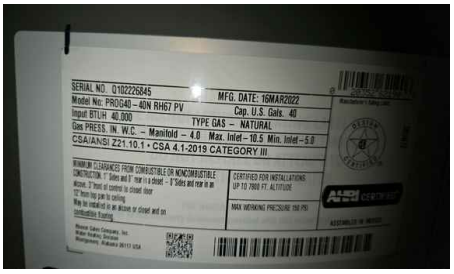
Sump Pump: Sump Pump:
Sealed

Water Heater: Photo documentation



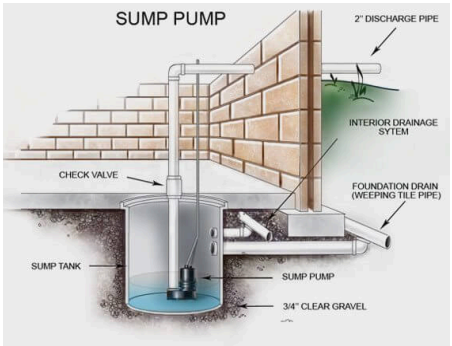






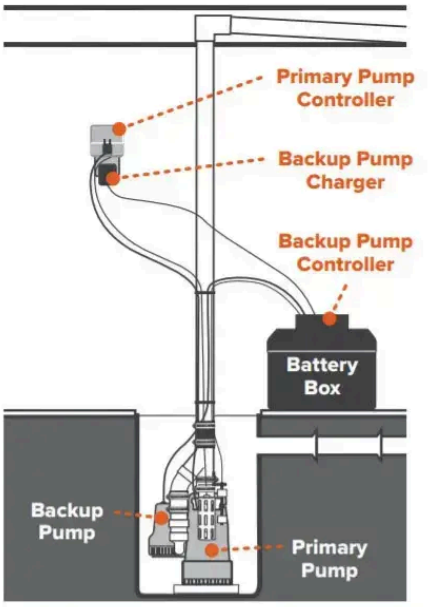
Sump Pump: Information on Basement Installed Sump Systems

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



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

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



Radon Mitigation: No Radon Mitigation System Observed

There was no radon mitigation system observed at the property during the inspection. Radon is a naturally occurring radioactive gas that can accumulate indoors and is linked to potential health risks, including lung cancer. It is recommended to have the home tested for radon levels, as the EPA advises that radon concentrations exceeding 4.0 pCi/L should be addressed. If elevated levels are detected, installing a radon mitigation system is advised to reduce radon exposure and enhance indoor air quality.

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.

Sump Pump

LIMITED INSPECTION DUE TO SEALED SUMP PUMP COVER

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

Water Softener

LIMITED INSPECTION DUE TO WATER SOFTENER OUTSIDE SOP



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

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	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
Plywood sheathing over floor trusses

General Overview and Limitations of Structural Component Inspection: Main Floor Structure- Intermediate Support
Wood beam girder, Steel Posts

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.

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.







10.4.2 Foundation

Material Defect

CONCRETE FOUNDATION, VERTICAL OR DIAGONAL CRACKING

Vertical or diagonal cracks were noted in the concrete foundation walls. These cracks may indicate settling, shifting, or soil movement under or around the foundation. While minor cracks may not pose immediate concerns, monitoring their progression is important. If cracks widen or show signs of active movement, evaluation by a foundation contractor is recommended. Repairs may involve sealing, reinforcement, or addressing underlying soil issues.

Recommendation

Contact a foundation contractor.





11: ELECTRICAL

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

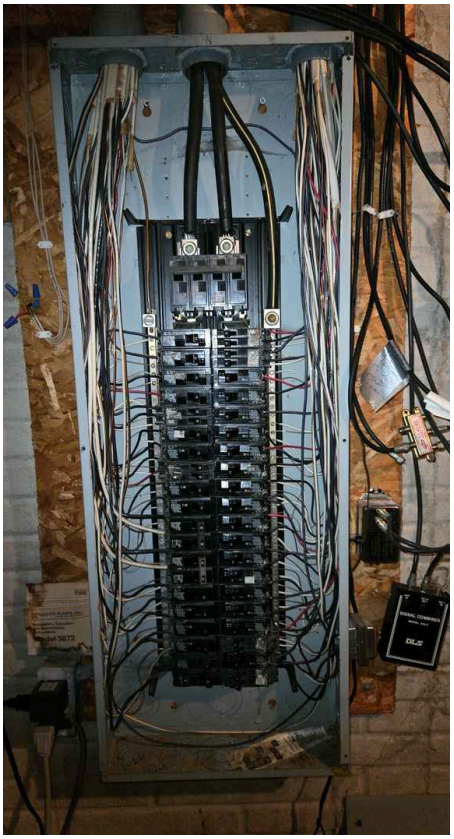
General Overview and Limitations of Electrical Component Inspection: Service Disconnect Type:
Breaker

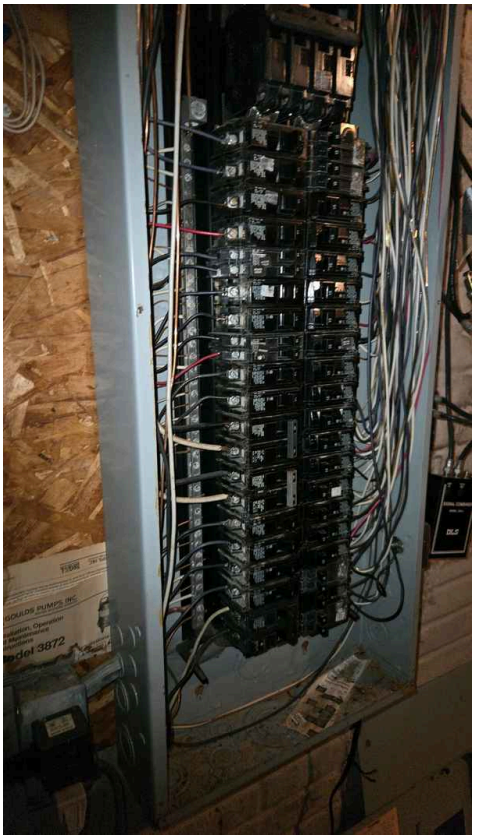
General Overview and Limitations of Electrical Component Inspection: Service Panel Ampacity:
200 amps

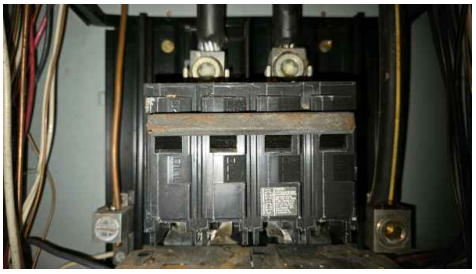
General Overview and Limitations of Electrical Component Inspection: Service Panel Manufacturer:
Siemens

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

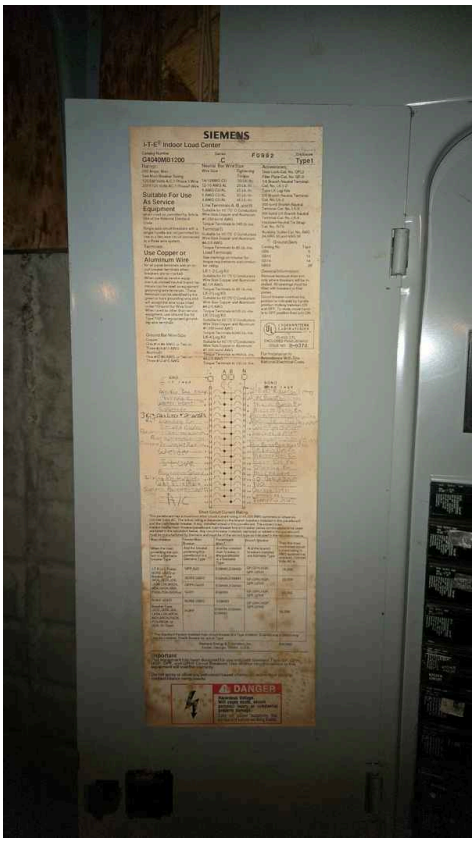
Service Panel Cabinet: Photo documentation









Service Panel Cabinet: Development of Power Needs in Residential Homes

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

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

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

Service Grounding System : Bonding of Components

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

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

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

Deficiency

11.2.1 Service Panel Cabinet

Safety Concern

ELECTRICAL PANEL, BREAKER DOUBLE TAP

A double-tapped breaker was observed in the electrical panel. A double tap occurs when two conductors are connected to a single breaker terminal that is not designed to accommodate multiple wires. This condition can lead to overheating, arcing, or loose connections, increasing the risk of electrical failure or fire.

Recommendations:

1.

A licensed electrician should evaluate the panel and correct the double-tap by one of the following methods:

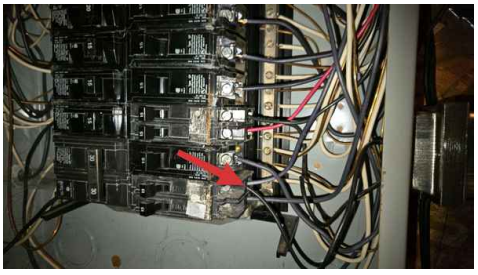
- Installing a breaker designed to accommodate two conductors (if panel manufacturer specifications allow).
- Adding a properly rated subpanel if additional circuits are needed.
- Combining circuits (if appropriate) to reduce the number of connections.

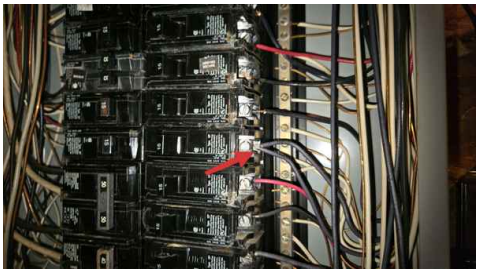
2.

Ensure that all connections in the panel comply with manufacturer specifications and applicable electrical codes to maintain system safety.

Recommendation

Contact a qualified electrical contractor.





12: HVAC

		IN	LI	MA	MD	SC
12.1	General Overview and Limitations of HVAC Inspection	X	X			
12.2	Ductwork	X	X	X		
12.3	Central Air Conditioner	X	X			
12.4	Furnace	X				
12.5	Combustion Gas Vent (Chimney)	X	X			

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

Information

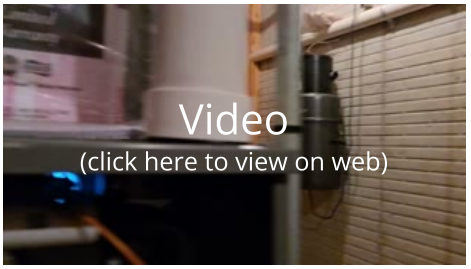
Ductwork: Air Filter Location:
Behind sliding panel at furnace

Ductwork: Air Filter Size
14x20x1

Central Air Conditioner: System Brand:
Rheem

Central Air Conditioner: System Date
2020

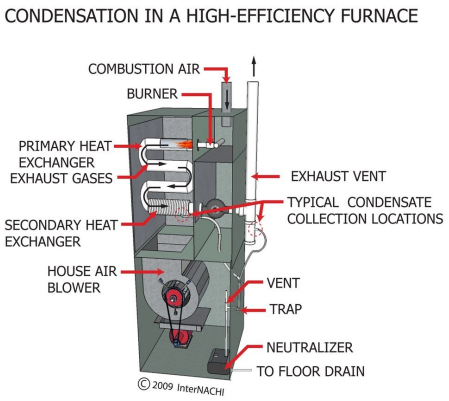
Furnace: Video Documentation



Furnace: System Brand:
Rheem

Furnace: System Date
2018

Furnace: Combustion Air, Condensing High-Efficiency Furnace



High efficiency furnace

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

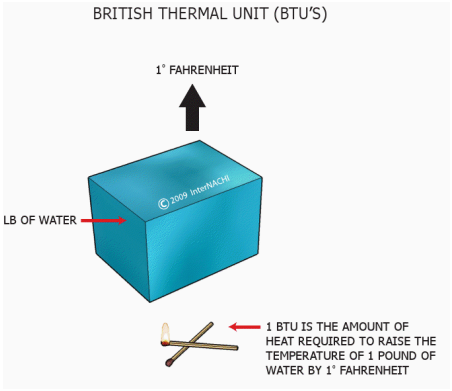
Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon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

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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: Photo Documentation

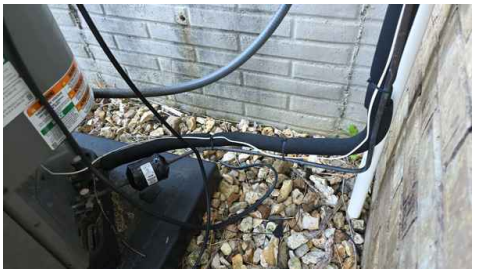


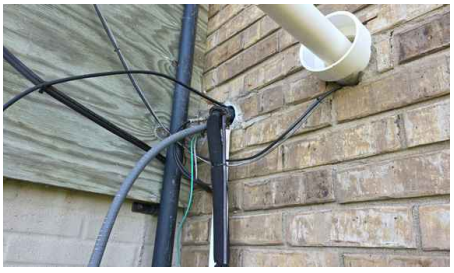


Central Air Conditioner: Photo documentation



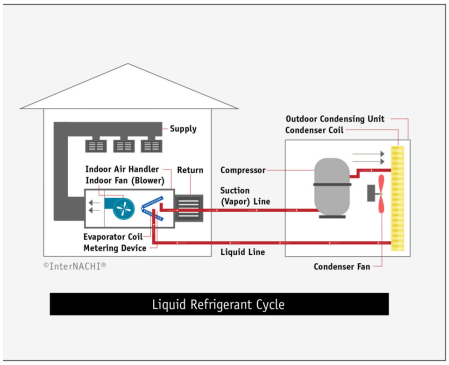


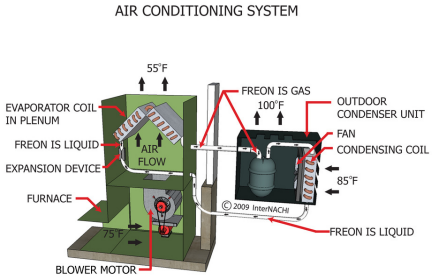




Central Air Conditioner: A/C, Split System Components

A split air conditioning system is a common residential cooling setup consisting of two main units: an indoor unit and an outdoor unit. The outdoor unit contains the compressor, condenser coil, and fan, which work together to release heat from the home. The indoor unit houses the evaporator coil and air handler, which absorb heat from the indoor air and circulate cooled air through the home. Refrigerant lines connect the two units, transferring heat between them. A thermostat controls the system, regulating cooling cycles. Regular maintenance, such as changing filters and cleaning coils, helps keep the system efficient and prolongs its lifespan.





air conditioning system

Central Air Conditioner: Recommended Yearly Maintenance

Yearly HVAC maintenance is key to efficiency, reliability, and longevity. Neglecting it can lead to higher energy costs, poor performance, and unexpected breakdowns.

Benefits of Regular Maintenance:

- Energy Efficiency: Clean filters, coils, and fans improve performance and lower utility bills.
- Longer Lifespan: Prevents excessive wear, reducing costly replacements.
- Better Air Quality: Replacing filters and cleaning components reduces allergens and pollutants.
- Fewer Breakdowns: Early detection of issues prevents major failures and emergency repairs.
- Warranty Protection: Many manufacturers require routine maintenance to keep warranties valid.
- Consistent Comfort: Ensures reliable heating and cooling year-round.
- Eco-Friendly: Efficient systems use less energy and reduce environmental impact.

What Maintenance Includes:

- Cleaning coils, filters, and ducts.
- Testing system performance and refrigerant levels.
- Lubricating moving parts and tightening connections.
- Clearing condensation drains to prevent water damage.

Recommendation:
Schedule HVAC maintenance annually—spring for cooling systems and fall for heating—to maximize performance and prevent costly repairs. Investing in routine service ensures comfort, efficiency, and long-term savings.

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

Affordable Heating and Cooling
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319-208-2159

Furnace: Photo documentation





Furnace: Recommend Yearly Maintenance

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Furnace: Disclaim Heat Exchanger

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

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

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

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

Limitations

Ductwork

LIMITED INSPECTION, DUCTWORK

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

Central Air Conditioner

LIMITED INSPECTION, TEMP BELOW 65



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

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

Deficiency

12.2.1 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?**

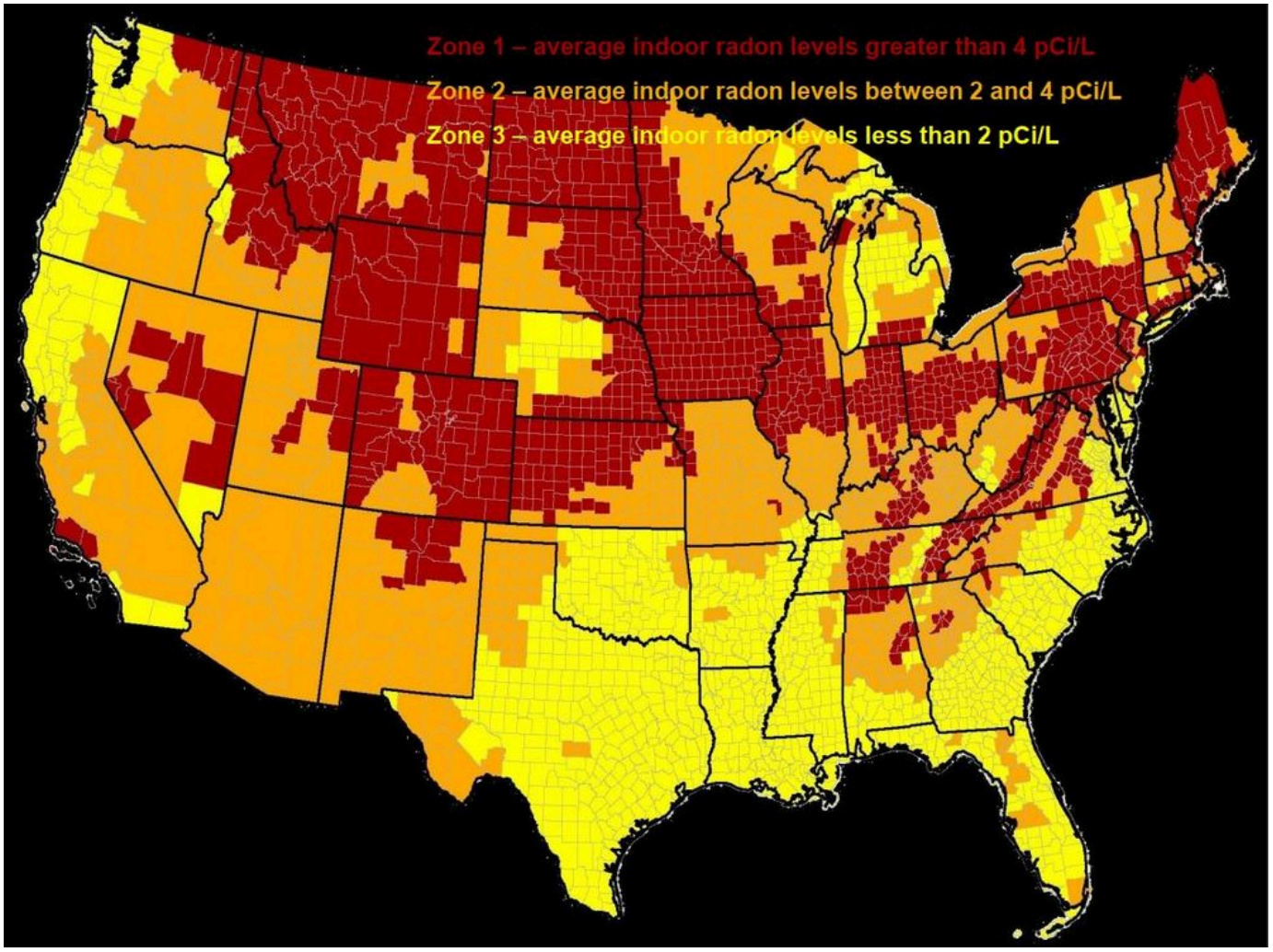
No

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

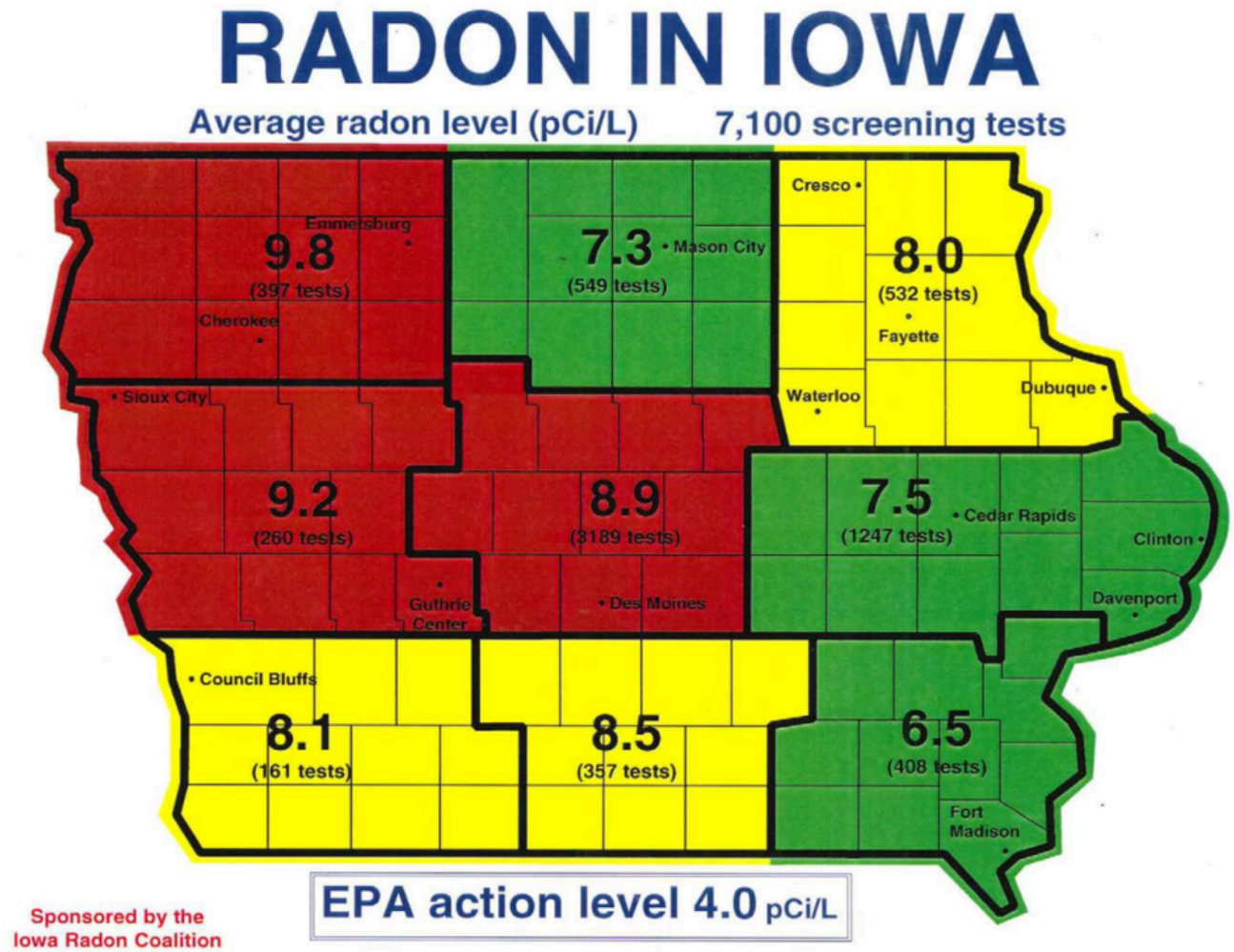
What does EPA recommend?

- 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.

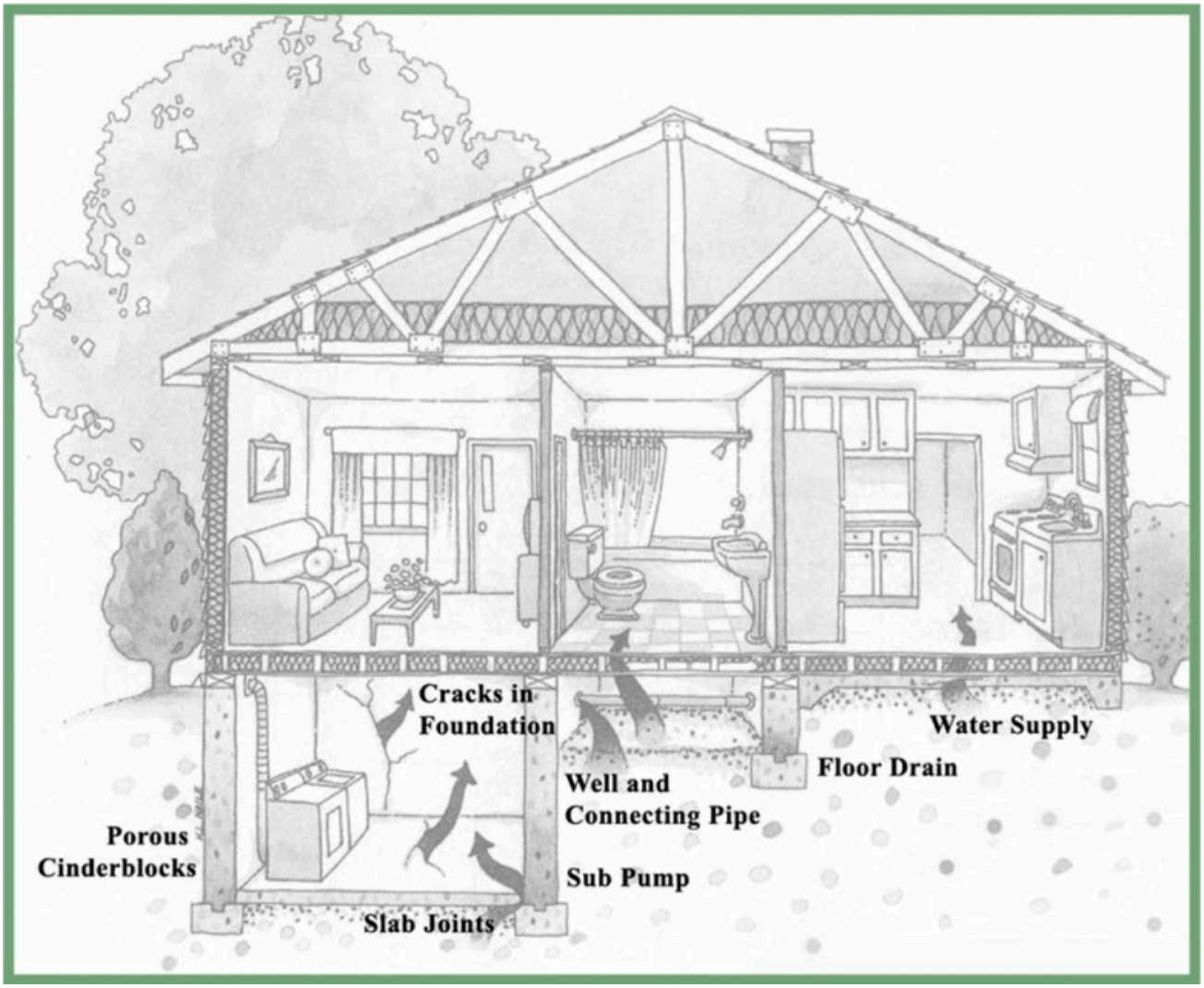


But I Don't Have a Basement
ANY building in contact with the ground can have elevated radon levels.





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.