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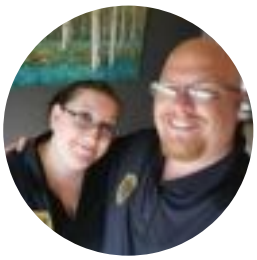
INSPECTION REPORT

1440 Mt Pleasant St
Dubuque, IA 52001

Kimberly Roush
05/28/2026



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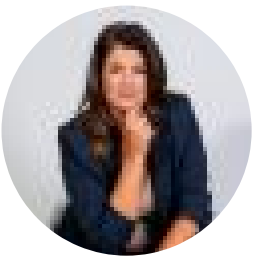

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1: INSPECTION DETAILS

Information

Occupancy
Occupied

Home Faces
Southwest

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

Significant precipitation in last 3 days
No

Type of building
Single Family (2 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. Any component not listed as being deficient in some manner is assumed to be satisfactory

Important Information / Limitations: Inspection Overview

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

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

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

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

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

Important Information / Limitations: Notice to Third Parties

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

Important Information / Limitations: Items Not Inspected and Other Limitations

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

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

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

Important Information / Limitations: Thermal Imaging Information

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

Important Information / Limitations: Other Notes - Important Info

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

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

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

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

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

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

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

2: ROOF SYSTEMS

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

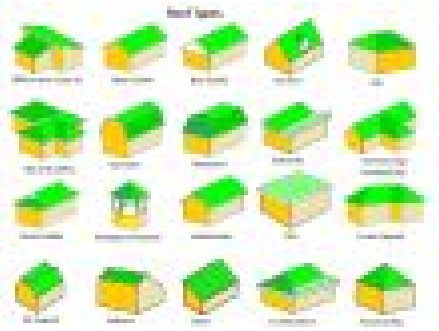
Information

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

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

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

General Overview and Limitations of Roof Inspection: Roof Style
Combination



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

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

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

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

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

10-15

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

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

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

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

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

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

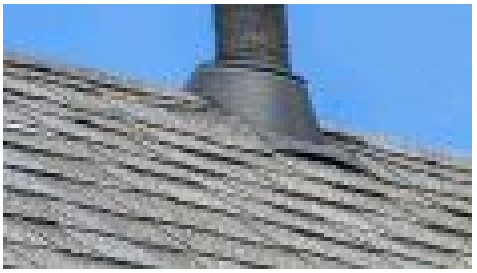
6. **Flashing and Sealants**: The condition of flashing around vents, chimneys, and other roof penetrations can give hints. Older, corroded, or damaged flashing may indicate an older roof. Sealants that are brittle, missing, or deteriorated can also be a sign of age.

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

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

Roof penetration: Photo documentation






Roof penetration: Homeowner's Responsibility

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

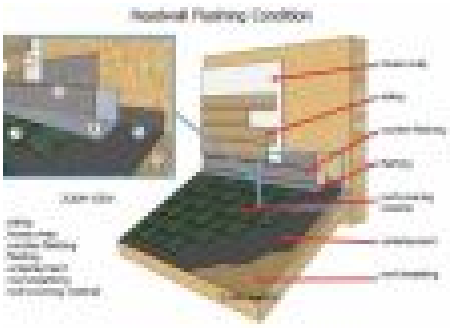
Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

Roof Flashing: Eaves and Gables

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

Roof Flashing: Wall Intersections

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



Roof Drainage System: Homeowner's Responsibility

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

Limitations

General Overview and Limitations of Roof Inspection

LIMITED ROOF INSPECTION, STEEP SLOPE

The roof inspection was limited due to the steep slope, which restricted safe access to the surface. A visual inspection was conducted from the ground, accessible vantage points, or with the aid of binoculars. While efforts were made to assess visible areas, detailed evaluation of the roof's condition and components may require inspection by a qualified roofing professional equipped to safely access steep-sloped roofs.

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

GUTTER, IMPROPER SLOPE

Gutters in certain areas sloped incorrectly. This will result in spillage and runoff draining to the foundation. This condition can result in excessively high moisture levels in soil at the foundation and water wicking into the fascia and roof structure. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above.

Recommendation

Contact a qualified professional.

3: EXTERIOR

		IN	LI	MA	MD	SC
3.1	General Overview and Limitations of Exterior Inspection	X	X			
3.2	Driveway					
3.3	Walkways	X				X
3.4	Exterior Doors	X				
3.5	Exterior of Windows	X		X		
3.6	Exterior Stairs	X		X		X
3.7	Exterior Electrical	X				X
3.8	Exterior Plumbing	X				
3.9	Deck, Balcony, Bridge and Porch	X				
3.10	Dryer vent	X				
3.11	General Grounds	X				
3.12	Soffits Facia and Trim	X				
3.13	Fences, Gates, and Boundary Walls		X			
3.14	Patio	X				X
3.15	Vinyl Siding	X				
3.16	Sump pump	X				
3.17	Radon Mitigation	X				

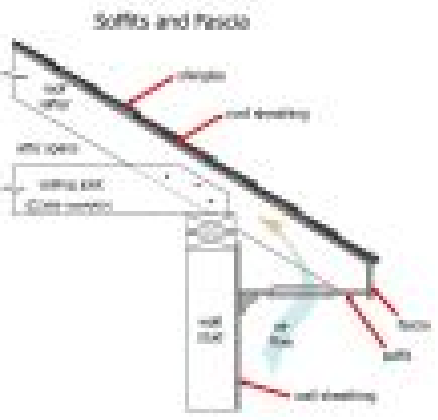
IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

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

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

Soffits Facia and Trim: Soffits and Fascia



Sump pump: Photo Documentation

Radon Mitigation: Active Radon Mitigation

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.

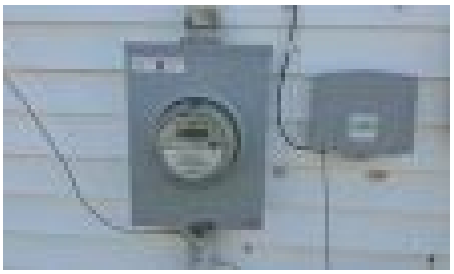
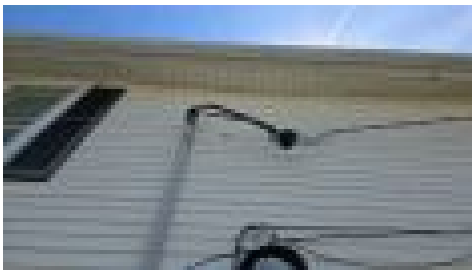
Exterior of Windows: Window Maintenance for Homeowner

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.

Exterior Electrical: Photo Documentation

General Grounds: Photo documentation




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.

Limitations

General Overview and Limitations of Exterior Inspection

LIMITED INSPECTION, OCCUPANT BELONGINGS

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

Fences, Gates, and Boundary Walls

NOT INSPECTED- SCOPE

Inspection of fencing lies beyond the scope of the general home inspection. The fences were not inspected.

Deficiency

3.3.1 Walkways

Safety Concern

SIDEWALK, UNEVEN OR SUNKEN SECTIONS

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

Recommendation

Contact a qualified concrete contractor.

3.5.1 Exterior of Windows

Maintenance or Low Priority

WINDOW WELL COVERS

Recommend installation of window well covers to keep moisture and debris out of window wells.

Recommendation

Recommended DIY Project

3.6.1 Exterior Stairs

Safety Concern

GENERAL STAIRS, MISSING HANDRAIL

The stairs at this property, which have four or more risers, lack an installed handrail. Handrails are a critical safety feature, required by safety standards for stairs with four or more risers. Their absence significantly increases the risk of falls and injuries, particularly for children, elderly individuals, or those with mobility challenges.

To meet safety standards, a handrail should be securely installed along the full length of the stair flight. It must be mounted at a height of 34 to 38 inches above the nosing of the treads and should provide a continuous, graspable surface for support. Handrails should allow for a firm grip, with a diameter of 1 1/4 to 2 inches, and must be installed with at least 1 1/2 inches of clearance from adjacent walls to prevent finger entrapment.

If the stairs are open on one or both sides, the handrail should also act as a guardrail, with vertical balusters or similar elements spaced to prevent the passage of a 4-inch sphere, ensuring additional safety.

It is recommended to have a qualified contractor install a handrail that meets these standards to enhance safety and ensure compliance with accepted practices. Regular maintenance and inspection of handrails are also encouraged to preserve their functionality and reliability.

Recommendation

Contact a qualified general contractor.

3.6.2 Exterior Stairs

Maintenance or Low Priority

WOODEN STAIRS, LOOSE OR DAMAGED BOARDS

Loose or warped boards on wooden stairs increase the risk of trips and falls. These boards may also indicate fastener failure or underlying structural issues. Tighten or replace boards and ensure proper fastening to the frame.

Recommendation

Contact a qualified general contractor.

3.7.1 Exterior Electrical

Safety Concern

EXTERIOR RECEPTACLE, MISSING PROPER EXTERIOR WEATHER PROTECTION

I observed exterior electrical receptacles that are not equipped with proper weather-resistant covers. Exterior outlets are exposed to rain, snow, and moisture, and without appropriate weather protection, water can enter the receptacle and electrical box. This condition can lead to corrosion, intermittent operation, increased risk of electrical shock, or potential damage to connected devices. This issue is commonly caused by missing, damaged, or outdated covers that are not designed for exterior use. Recommend installing proper weather-rated, in-use covers to protect the receptacles from moisture exposure and to improve overall safety and durability of the electrical system.

Recommendation

Contact a qualified electrical contractor.

3.14.1 Patio

Safety Concern

CONCRETE PATIO, SETTLING OR UNEVEN SURFACES

Uneven or sunken areas of the patio are often caused by poor soil compaction or erosion beneath the slab. These surfaces create tripping hazards and can lead to drainage problems. Mudjacking, slab leveling, or replacement may be necessary to address the issue.

Recommendation

Contact a qualified concrete contractor.

4: ATTIC

		IN	LI	MA	MD	SC
4.1	General Overview and Limitations of Attic Inspection	X				
4.2	General Overview	X				
4.3	Roof Framing (from attic)	X		X		
4.4	Roof Sheathing (from Attic)	X	X			
4.5	Roof Structure Ventilation	X	X			
4.6	Attic Electrical	X				
4.7	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:
Hallway

General Overview and Limitations of Attic Inspection:
Average Insulation Depth:
Less than 6 inches

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

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

General Overview and Limitations of Attic Inspection:
Roof Sheathing Material:
Wood boards, Oriented Strand Board (OSB)

General Overview and Limitations of Attic Inspection:
Roof Ventilation Type:
Gable vents

General Overview: Photo Documentation






Deficiency

4.3.1 Roof Framing (from attic)

Maintenance or Low Priority

ROOF STRUCTURE, PREVIOUS FIRE DAMAGE

Evidence of previous fire damage was observed on wooden roof structural components. At the time of inspection, no significant structural movement, failure, or conditions requiring immediate repair were observed in the accessible areas inspected. The affected components appear to have been previously damaged and remain in generally serviceable condition. Recommend continued monitoring for any future movement, deterioration, or changes in the condition of the affected framing components over time.

5: KITCHEN

		IN	LI	MA	MD	SC
5.1	General Overview and Limitations of Kitchen Inspection	X	X			
5.2	Kitchen Electrical	X	X			X
5.3	Cabinets	X	X			
5.4	Kitchen Plumbing / Sink	X				
5.5	Range	X				
5.6	Range Hood or Built in Microwave	X				
5.7	Refrigerator	X	X			

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

Information

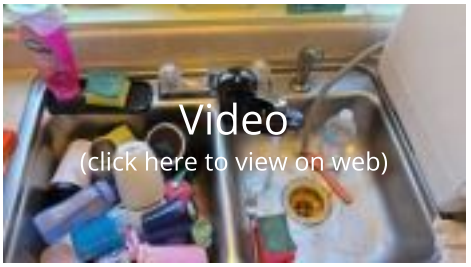
General Overview and Limitations of Kitchen Inspection: Floor Covering Materials
Modern Hardwood Flooring

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

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

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

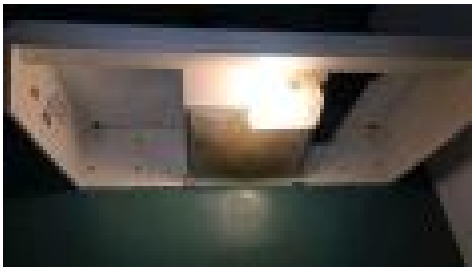
Kitchen Plumbing / Sink: Video Documentation



Kitchen Plumbing / Sink: Photo documentation


Range: Photo documentation


Range Hood or Built in Microwave: Photo documentation

Refrigerator: Photo documentation


Limitations

General Overview and Limitations of Kitchen Inspection

LIMITED INSPECTION, OCCUPANT BELONGINGS

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

Deficiency

5.2.1 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.

Recommendation

Contact a qualified electrical contractor.

1st Floor Kitchen Outlets No GFCI Protections

1st Floor Kitchen Outlet No GFCI Protection

5.2.2 Kitchen Electrical

Safety Concern

KITCHEN ELECTRICAL, IMPROPERLY WIRED OUTLETS

One or more outlets were found to have improper wiring, such as reversed polarity or an open ground, which can pose a safety risk. Recommend correcting the wiring by a licensed electrician to ensure safe and compliant conditions.

Recommendation

Contact a qualified electrical contractor.

1st Floor Kitchen Outlet

6: BATHROOMS

		IN	LI	MA	MD	SC
6.1	General Overview and Limitations of Bathroom Inspection	X	X			
6.2	Bathroom Ventilation	X			X	
6.3	Bathroom Electrical	X				
6.4	Bathroom Sink	X				
6.5	Bathroom Toilet	X		X		
6.6	Bathroom Tub/Shower	X				

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

Information

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

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

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

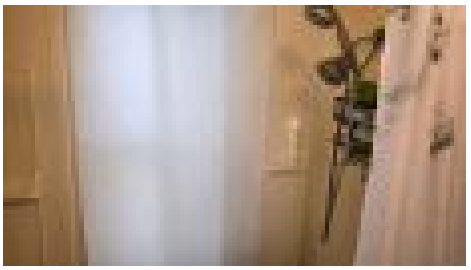
General Overview and Limitations of Bathroom Inspection: Bathroom Toilet Type:
Low-volume flush (1.6 gal. [6 litres] or less)

General Overview and Limitations of Bathroom Inspection: Bathroom Bathtub:
Metal With Porcelain Cover

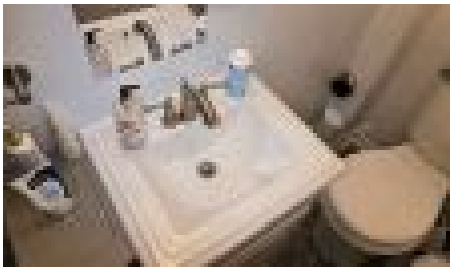
General Overview and Limitations of Bathroom Inspection: Bathroom Shower:
Plastic Enclosure

General Overview and Limitations of Bathroom Inspection: Bathroom Exhaust:
None

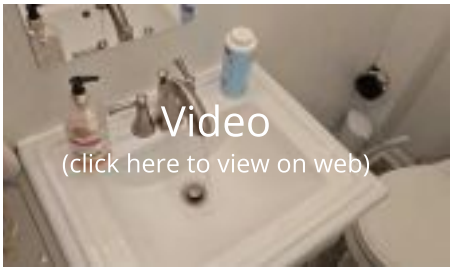
Bathroom Tub/Shower: Photo Documentation

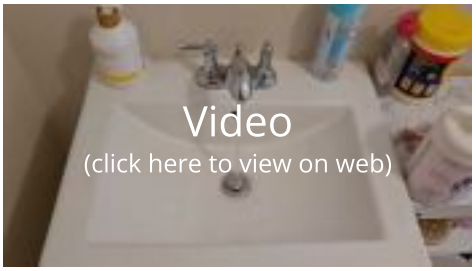


Bathroom Sink: Photo Documentation




Bathroom Sink: Video Documentation





Bathroom Toilet: Photo Documentation


Limitations

General Overview and Limitations of Bathroom Inspection

LIMITED INSPECTION, OCCUPANTS BELONGINGS

INTERIOR ROOMS

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

Deficiency

6.2.1 Bathroom Ventilation

Material Defect

BATHROOM VENTILATION, NO SYSTEM PRESENT

2ND FLOOR BATHROOM

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: INTERIOR

		IN	LI	MA	MD	SC
7.1	General Overview and Limitations of Interior Inspection	X	X			
7.2	Interior Thermostat	X				
7.3	Interior Floors	X		X	X	
7.4	Interior Ceilings and Walls	X		X		
7.5	Interior Doors	X				
7.6	Interior Stairs	X				X
7.7	Interior Windows	X		X	X	X
7.8	Interior Electrical	X		X		X
7.9	Doorbells/Detectors/Fans	X				
7.10	Laundry Room	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, Modern Hardwood Flooring

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

General Overview and Limitations of Interior Inspection: Walls and Ceilings
Drywall, Wood Panel

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

General Overview and Limitations of Interior Inspection: Window Material
Vinyl, Wood

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

General Overview and Limitations of Interior Inspection: # of Bedrooms
4

General Overview and Limitations of Interior Inspection: # of Bathrooms
1, .5

Interior Thermostat: Photo 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:

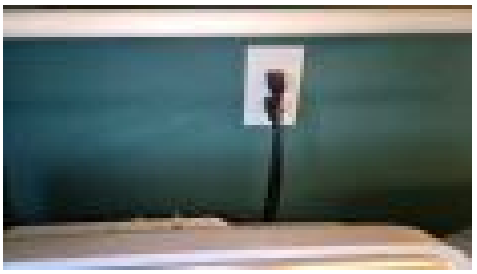
1. interior wall, floor and ceiling coverings and surfaces;
2. doors and windows: condition, hardware, and operation;
3. interior trim: baseboard, casing, molding, etc.;
4. permanently-installed furniture, countertops, shelving, and cabinets; and

- ceiling and whole-house fans.

Laundry Room: Washer/Dryer Hook-up Photo

Washer and dryer hookups location.





Limitations

General Overview and Limitations of Interior Inspection

LIMITED INSPECTION, OCCUPANTS BELONGINGS

INTERIOR ROOMS

The property was occupied at the time of inspection, and personal belongings, furniture, or stored items limited access to certain areas. As a result, a full visual inspection of all components and systems in these areas was not possible. Gold Shield Inspections cannot be held liable for any defects or issues that may exist in these inaccessible areas. We recommend a thorough review of these areas once they are cleared of belongings. Due to the possibility of owners personal documentation we are unable to offer our 360 degree images of each room.

Laundry Room

LAUNDRY AREA WASHER AND DRYER INSPECTION LIMITATION DUE TO BELONGINGS

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

Deficiency

7.3.1 Interior Floors

Maintenance or Low Priority

INTERIOR FLOORING, DAMAGED FLOORING MATERIAL

Cracks, chips, or gouges were observed in the flooring material (e.g., hardwood, tile, laminate). These issues can compromise appearance and safety. Recommend repairing or replacing the damaged sections to restore functionality and aesthetics.

Recommendation

Contact a qualified flooring contractor

1st Floor Kitchen

7.3.2 Interior Floors

Material Defect

INTERIOR FLOORING, UNEVEN OR SLOPED FLOORS

The flooring was uneven or exhibited noticeable slopes, which may indicate structural issues, settling, or improper installation. Recommend evaluation by a qualified contractor or structural engineer to identify the cause and determine necessary repairs.

Recommendation

Contact a qualified professional.

1st Floor Hall Bathroom By Toilet The Floor Sinks In

2nd Floor Hall Bathroom

2nd Floor Hall

7.4.1 Interior Ceilings and Walls

Maintenance or Low Priority

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 Hall

2nd Floor Hall

7.4.2 Interior Ceilings and Walls

Maintenance or Low Priority

INTERIOR DROP CEILING MULTIPLE DAMAGED TILES

The drop ceiling contains multiple tiles that are damaged, including areas with staining, warping, and potential previous water exposure. Damaged ceiling tiles can be unsightly and may indicate underlying issues such as past or active leaks, excessive humidity, or mechanical impacts. While no active moisture was detected during the inspection, the condition of the tiles warrants monitoring. Recommend replacing damaged tiles and evaluating the area above for any contributing causes to prevent recurrence.

Recommendation

Recommended DIY Project


1st Floor Kitchen


1st Floor Kitchen

7.4.3 Interior Ceilings and Walls

Maintenance or Low Priority

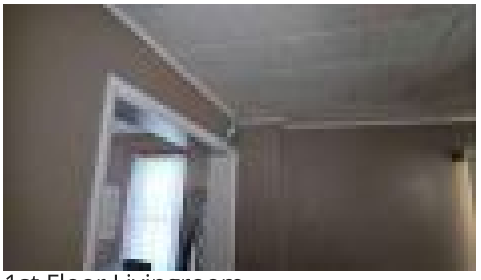
INTERIOR, DROP CEILING, EVIDENCE OF PRIOR MOISTURE INTRUSION

Drop ceiling panels were observed to have visible staining consistent with previous moisture intrusion. At the time of the inspection, no active leaks were observed and the affected panels were dry when checked, indicating the issue may have been intermittent or previously repaired. However, moisture staining is evidence that water intrusion has occurred in the past, which can be associated with plumbing leaks, roof leaks, condensation issues, or HVAC-related moisture above the ceiling. Even when dry at the time of inspection, this condition is considered a concern because moisture sources can reoccur and concealed damage may exist above the ceiling tiles. Recommend further evaluation to confirm the source of the prior moisture has been permanently resolved and replacement of the stained ceiling panels as needed to allow ongoing monitoring for future leaks.

Recommendation

Contact a qualified professional.


1st Floor Livingroom


1st Floor Livingroom

7.6.1 Interior Stairs

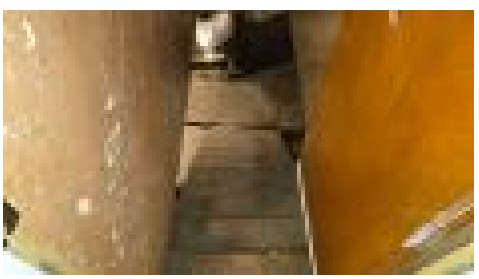
Safety Concern

INTERIOR HANDRAILS, MISSING

The staircase lacked a handrail, which increases the risk of falls, especially on stairs with multiple risers. Recommend installing a secure handrail to improve safety.

Recommendation

Contact a qualified general contractor.



7.7.1 Interior Windows

Safety Concern

GENERAL WINDOW, EXCESSIVE WEAR ON BALANCES OR SPRINGS

Balances or springs that fail can cause windows to drop unexpectedly, posing a safety hazard. Recommend replacing these mechanisms to restore proper operation.

Recommendation

Contact a qualified window repair/installation contractor.

2nd Floor Hall Bathroom Window Will Just Drop

7.7.2 Interior Windows

Material Defect

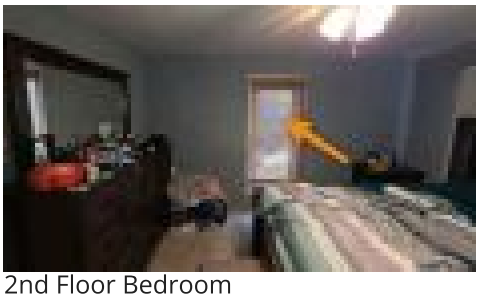
GENERAL WINDOW, FOGGED OR FAILED SEALS (BLOWN SEAL)

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.

2nd Floor Hall Bathroom Window



2nd Floor Bedroom

Bedroom closet

7.7.3 Interior Windows

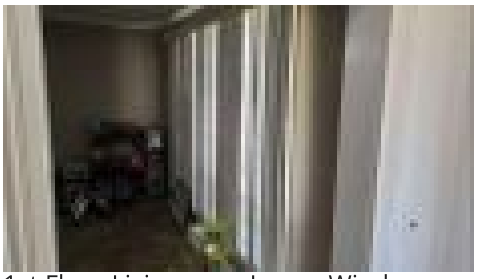
Maintenance or Low Priority

GENERAL CASEMENT WINDOW, MISSING HAND CRANK

A casement window was observed to be missing its hand crank hardware, which rendered the window inoperable during the inspection. Casement windows rely on a mechanical crank system to open and close properly. Without the crank handle, the inspector was unable to verify full operation or check for proper closure, locking, or weather-sealing. This condition may be the result of wear and tear, previous repairs, or hardware not being replaced after maintenance. Recommend replacement of the missing crank hardware and further evaluation of the window's function once operable.

Recommendation

Contact a qualified window repair/installation contractor.



1st Floor Livingroom Lower Windows

7.8.1 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.

2nd Floor Middle Bedroom

Recommendation

Contact a qualified electrical contractor.

7.8.2 Interior Electrical

Maintenance or Low Priority

INTERIOR OUTLETS, OPEN GROUND

THROUGHOUT HOUSE

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

Recommendation

Contact a qualified professional.

8: PLUMBING

		IN	LI	MA	MD	SC
8.1	General Overview and Limitations of Plumbing Inspection	X	X			
8.2	Water Supply and Distribution	X	X	X		X
8.3	Sewage and DWV Systems	X	X		X	
8.4	Visable Gas Piping System	X	X			
8.5	Water Heater	X				
8.6	Water Softener					
8.7	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:
Cast Iron

General Overview and Limitations of Plumbing Inspection: Water Supply Pipe:
1/2-inch

General Overview and Limitations of Plumbing Inspection: Water Distribution Pipes:
1/2-inch and 3/4-inch copper, 1/2 and 3/4-inch galvanized steel

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

General Overview and Limitations of Plumbing Inspection: Water Temperature At Faucet
112.1

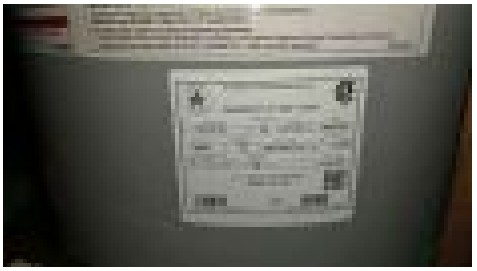
Water Heater: Water Heater Fuel Type
Natural Gas

Water Heater: Water Heater Manufacturer
A O Smith

Water Heater: Water Heater Manufacturer Date
2025

Water Heater: Water Heater Tank Capacity
40 gallons

Water Heater: Photo documentation



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

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

Key Components of an Active Radon Mitigation System

1.

Radon Suction Points:

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

2.

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

3.

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

4.

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

How It Works:

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

Maintenance Tips:

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

Why It's Important:

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

Limitations

General Overview and Limitations of Plumbing Inspection

LIMITED INSPECTION, CRAWLSPACE RESTRICTED ENTRANCE

The inspection of the crawlspace was limited due to restricted access caused by factors such as insufficient clearance, blocked or sealed entry points, debris, standing water, or other obstructions. These conditions prevented a thorough evaluation of the crawlspace and its structural components, including the foundation walls, floor framing, and support system, as well as potential issues such as moisture intrusion, pest activity, or mechanical system conditions.

General Overview and Limitations of Plumbing Inspection

LIMITED INSPECTION, FINISHED AREAS

The inspection of plumbing items, included behind walls, ceilings, and floors, was limited due to the presence of finished surfaces such as drywall, paneling, or flooring materials. These finishes restrict access to the underlying plumbing elements, making it impossible to assess their condition fully. This limitation prevents a thorough evaluation of potential issues.

Water Softener

LIMITED INSPECTION DUE TO WATER SOFTENER OUTSIDE SOP

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

Deficiency

8.2.1 Water Supply and Distribution

Maintenance or Low Priority

CORRODED PIPES

Signs of corrosion were noted on the supply lines, particularly at joints or fittings. Corrosion weakens the pipes and increases the risk of leaks or bursts. Recommend replacing corroded sections with durable materials, such as copper or PEX.

Recommendation

Contact a qualified plumbing contractor.

8.2.2 Water Supply and Distribution

Maintenance or Low Priority

OUTDATED GALVANIZED PIPES

Galvanized steel pipes were observed, which are prone to internal corrosion and reduced water flow over time. These pipes are more likely to fail compared to modern materials. Recommend evaluating the system and replacing outdated pipes with updated materials.

Example Photo:

Recommendation

Contact a qualified professional.

8.2.3 Water Supply and Distribution

Safety Concern

PLUMBING, WATER SERVICE LINE, LEAD WATER SERVICE ENTRY

A lead water service line was observed entering the home. Lead piping was commonly used in older homes but is now considered a potential health concern, as lead can leach into the drinking water over time, particularly when water chemistry or pipe conditions contribute to corrosion. The visible presence of a lead water service line does not confirm elevated lead levels in the water, but it does indicate the potential for contamination. Recommend consulting with a qualified plumbing contractor and/or local water utility regarding replacement options and consider further evaluation or water quality testing for lead content.

Recommendation

Contact a qualified plumbing contractor.

8.3.1 Sewage and DWV Systems

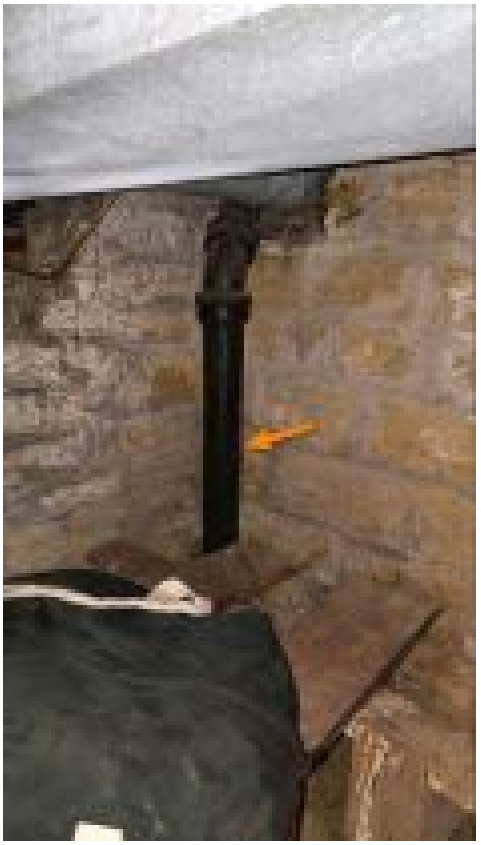
Material Defect

CAST IRON DRAIN, CORROSION

Corrosion was noted on metal sewer pipes, particularly cast iron. Corroded pipes are prone to leaks, blockages, and failure over time. Recommend replacing corroded sections with durable materials such as PVC or ABS.

Recommendation

Contact a qualified plumbing contractor.



Bubbled out

Above furnace

Above furnace

9: STRUCTURE

		IN	LI	MA	MD	SC
9.1	General Overview and Limitations of Structural Component Inspection	X	X			
9.2	Wall Structure	X	X			
9.3	Framed Floor Structure and supports	X	X		X	
9.4	Foundation	X		X	X	
9.5	Slab	X	X			
9.6	Crawlspace	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

Balloon 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

Unfinished basement, Crawlspace

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

Poured concrete footings, Mortared stone foundation walls

General Overview and Limitations of Structural Component Inspection: Main Floor Structure

Wooden boards over wood joists

General Overview and Limitations of Structural Component Inspection: Main Floor Structure- Intermediate Support

Wood posts, Steel Posts, Mortared Stone Wall

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.

Crawlspace: Photo Documentation




Limitations

General Overview and Limitations of Structural Component Inspection

LIMITED INSPECTION, STRUCTURAL COMPONENTS BEHIND FINISHED SURFACES

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

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

General Overview and Limitations of Structural Component Inspection

LIMITED INSPECTION, OCCUPANT BELONGINGS

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

Deficiency

9.3.1 Framed Floor Structure and supports

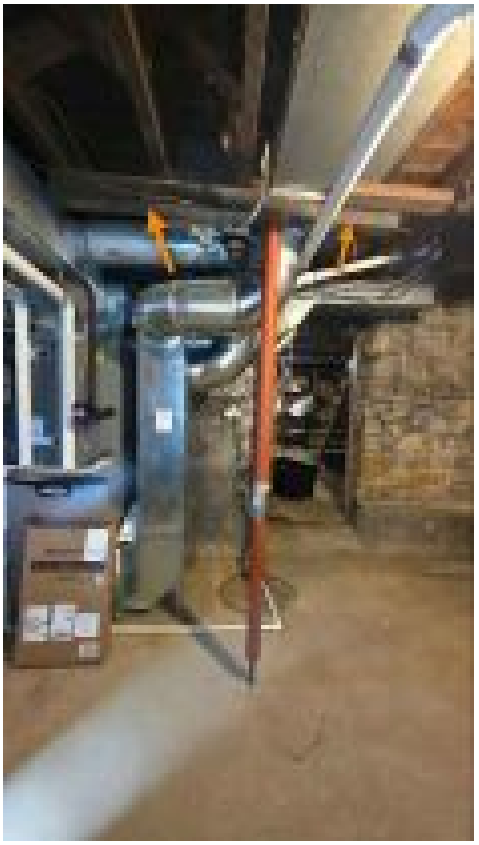
Material Defect

STRUCTURE, FLOOR FRAMING SUPPORT, IMPROPERLY INSTALLED STEEL SUPPORT POST

A steel support post was observed installed beneath the floor framing with an undersized beam supporting the floor joists above. The support assembly also was not properly secured at the top or base connections. Improperly sized or inadequately attached structural supports can allow ongoing movement, sagging, or instability within the floor structure over time. This condition may have been the result of an improper repair or modification. Recommend evaluation and repair by a qualified contractor or structural specialist, including installation of an appropriately sized beam and proper attachment methods at all connection points to provide adequate structural support.

Recommendation

Contact a qualified general contractor.



9.3.2 Framed Floor Structure and supports

Material Defect

STRUCTURE, WOOD SUPPORT POST, MOISTURE DETERIORATION

A wooden support post was observed with deterioration at the lower section where the post meets the concrete surface. This condition is commonly caused by long-term moisture wicking from the concrete into the wood, leading to decay and weakening of the structural support over time. Continued deterioration can reduce the post's ability to properly support the structure above. Recommend replacement of the damaged support post and correction of any moisture-related conditions as needed to help ensure proper long-term structural support.

Recommendation

Contact a qualified general contractor.

9.4.1 Foundation

Maintenance or Low Priority

HIGH MOISTURE BASEMENT, VENTILATION

Recommend installation Energy Star bath fan ran through a humidistat. Vent unit to outside with 5" hard pipe and set your humidity to levels usually between 35-45%. This will allow the ventilation to work more efficiently then a dehumidifier. The type of set up will not only work better but will cost much less to run then a dehumidifier.

Recommendation

Contact a qualified professional.

9.4.2 Foundation

Maintenance or Low Priority

FOUNDATION, EXCESSIVE EFFLORESCENCE

Excessive efflorescence was observed on the foundation wall. Efflorescence appears as a white, powdery substance caused by moisture traveling through the wall and depositing salts on the surface. While it is typically not a structural issue, it indicates moisture infiltration, which can contribute to other problems such as weakening of mortar or concrete, potential biological growth, and long-term deterioration of the foundation.

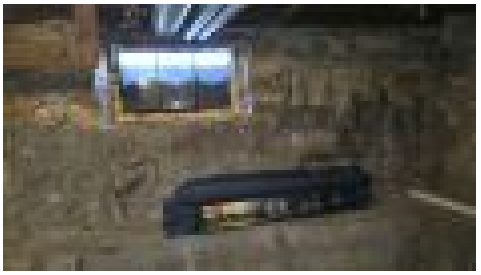
Recommendations:

1. Identify and address the source of moisture causing the efflorescence. This may involve improving exterior drainage, repairing downspouts, or addressing leaks in the foundation.
2. Remove the efflorescence using a dry brush or mild cleaning solution. Avoid using excessive water during cleaning, as this can worsen the moisture problem.
3. Consider applying a waterproofing sealant or membrane to the interior or exterior of the foundation to prevent further moisture penetration.
4. Monitor the area for recurring moisture issues and take corrective actions as needed.

Consultation with a waterproofing or foundation specialist is recommended to assess the extent of moisture infiltration and determine appropriate long-term solutions.

Recommendation

Contact a qualified waterproofing contractor

9.4.3 Foundation

Material Defect

FOUNDATION MORTAR IMPROPER REPAIR MATERIALS

Observed areas of missing or deteriorated mortar joints had been improperly filled using materials such as caulking and spray foam. These materials are not suitable substitutes for mortar and fail to provide the necessary strength, bond, and durability to maintain the structural integrity and weather resistance of the masonry. Caulking and foam can degrade quickly when exposed to the elements, allow moisture intrusion, and compromise the load distribution between masonry units. Proper tuck-pointing should be performed using a compatible mortar mix designed for the masonry type. Recommend evaluation and repair by a qualified mason to ensure the longevity and stability of the affected areas.

Recommendation

Contact a qualified masonry professional.

9.4.4 Foundation

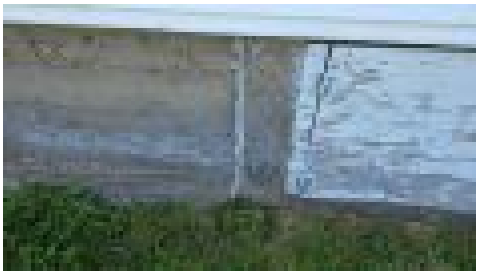
Material Defect

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.



10: ELECTRICAL

		IN	LI	MA	MD	SC
10.1	General Overview and Limitations of Electrical Component Inspection	X	X			
10.2	Service Panel Cabinet	X	X			
10.3	Service Grounding System	X	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:
Overhead service

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

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

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

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

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

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

Service Panel Cabinet: Photo documentation


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.

Limitations

General Overview and Limitations of Electrical Component Inspection

LIMITED INSPECTION, INSTALLATION LOCATION

Breaker panel must be at least 4 feet off the ground, but no higher than 6 feet. The panel door must be able to open at least 90 degrees. Working space around the breaker panel must be at least 30 inches wide and 72 inches from the ground up. Due to its installation location we did remove the dead front cover or inspect the internal wiring. Recommend full evaluation by licensed electrical contractor once proper access is installed to ascertain the condition of interior wiring.

11: HVAC

		IN	LI	MA	MD	SC
11.1	General Overview and Limitations of HVAC Inspection	X				
11.2	Ductwork	X	X	X		
11.3	Central Air Conditioner	X				
11.4	Furnace	X				
11.5	Combustion Gas Vent (Chimney)	X	X			

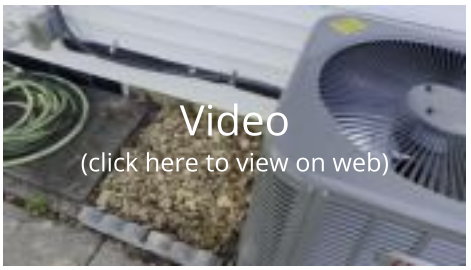
IN = Inspected LI = Limited Inspection MA = Marginal MD = Material Defect SC = Safety Concern

Information

Ductwork: Air Filter Location:
Behind sliding panel at furnace

Ductwork: Air Filter Size
16X25x1

Central Air Conditioner: Video Documentation



Central Air Conditioner: System Brand:
Lennox

Central Air Conditioner: System Date
2020

Furnace: System Brand:
Lennox

Furnace: System Date
2020

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.

Affordable Heating and Cooling
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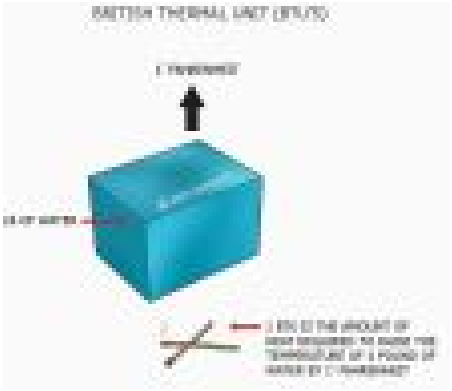
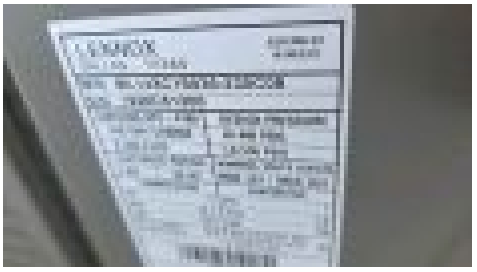
General Overview and Limitations of HVAC Inspection: BTU's (British Thermal Unit)

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.



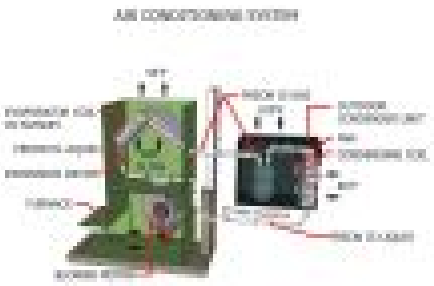
BTU

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.

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319-208-2159

Furnace: Photo documentation

Furnace: Recommend Yearly Maintenance

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319-208-2159

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.

Deficiency

11.2.1 Ductwork

Maintenance or Low Priority

DUCTWORK, RECOMMEND CLEANING

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

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

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

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

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

Recommendation

Contact a qualified professional.

12: RADON IN IOWA

		IN	LI	MA	MD	SC
12.1	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?**

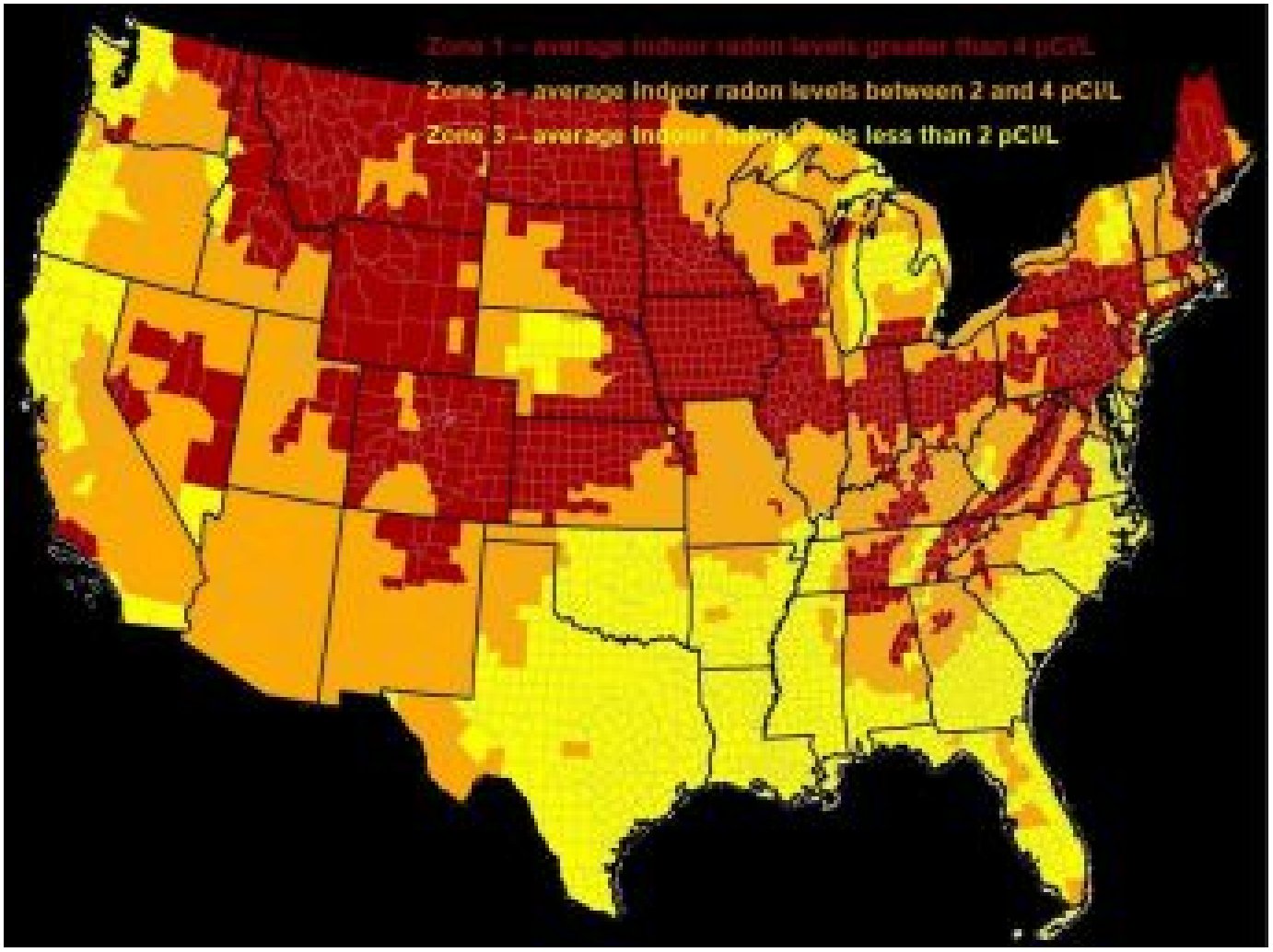
No

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

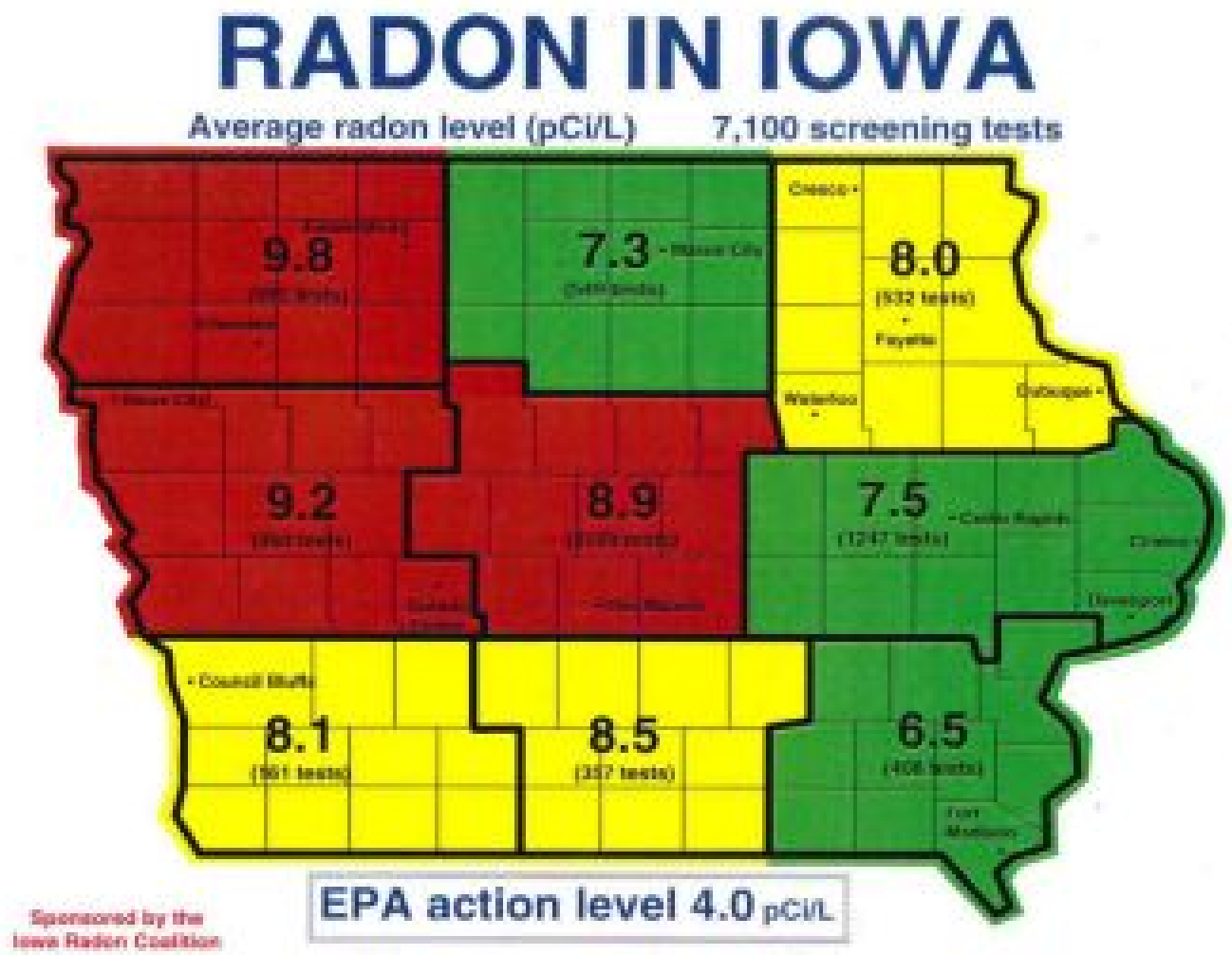
What does EPA recommend?

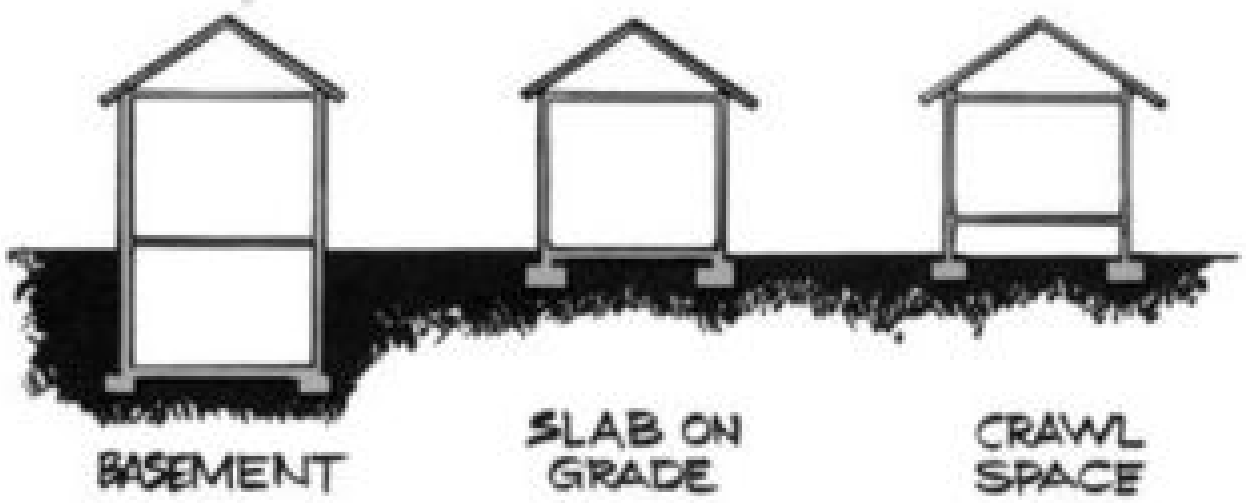
- If you are buying a home or selling your home, have it tested for radon.
- For a new home, ask if radon-resistant construction features were used and if the home has been tested.
- Fix the home if the radon level is 4 picocuries per liter, or pCi/L, or higher.
- Radon levels less than 4 pCi/L still 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.

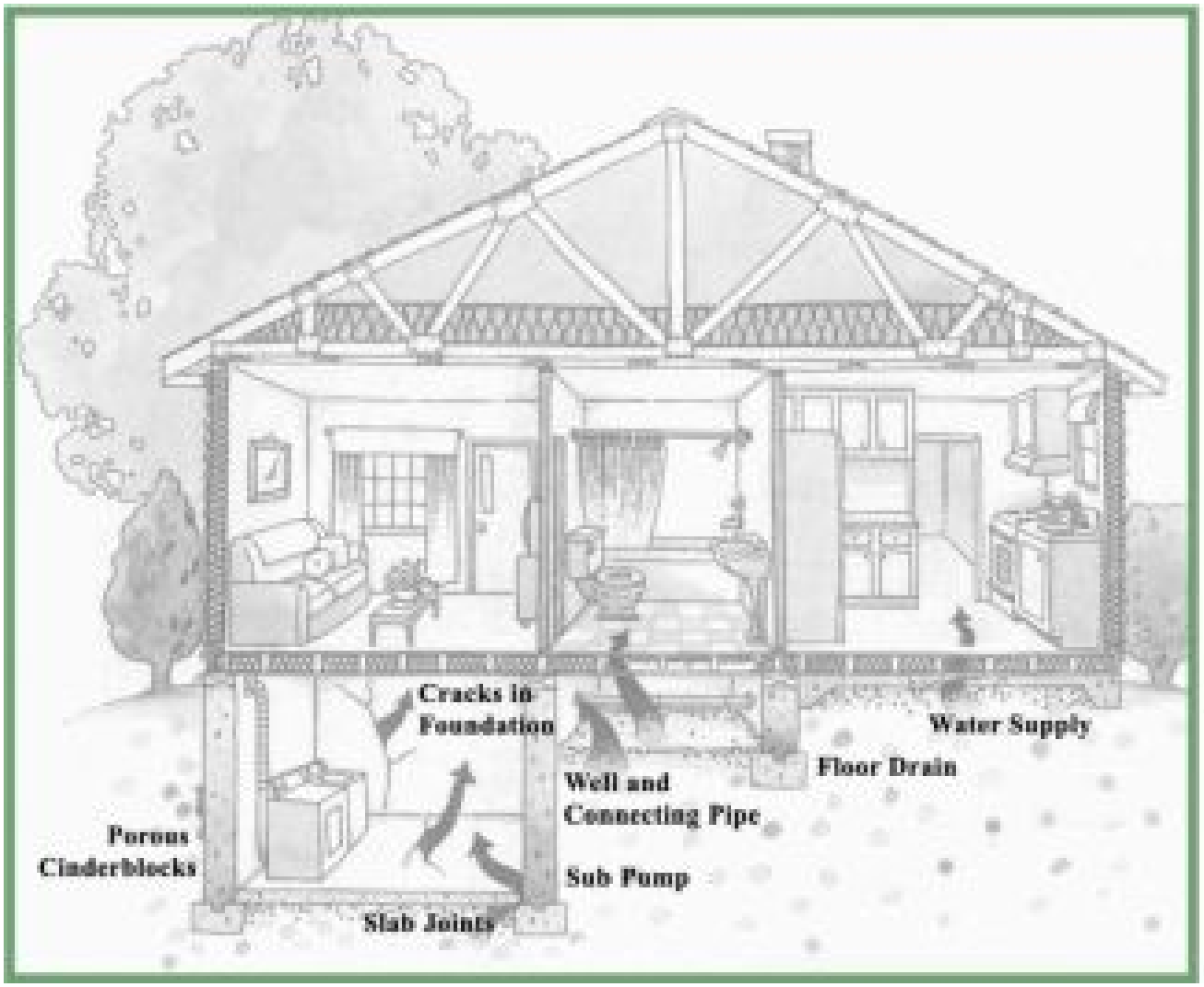


But I Don't Have a Basement
ANY building in contact with the ground can have elevated radon levels.





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.

13: GOLD SHIELD INSPECTIONS INFO

		IN	LI	MA	MD	SC

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

Information

Scope of Inspections: Standards of Practice

1. Definitions and Scope

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

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

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

InterNACHI Standards of Practice

STANDARDS OF PRACTICE

Inspection Details
Gold Shield Inspections follows InterNACHI Standards of Practice

Roof Systems
3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

A. the roof-covering materials;

B. the gutters;

C. the downspouts;

D. the vents, flashing, skylights, chimney, and other roof penetrations; and

E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

A. observed indications of active roof leaks.

IV. The inspector is not required to:

A. walk on any roof surface.

B. predict the service life expectancy.

C. inspect underground downspout diverter drainage pipes.

D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.

E. move insulation.

F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.

G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe.

H. walk on any roof areas if doing so might, in the inspectors opinion, cause damage.

I. perform a water test.
J. warrant or certify the roof.
K. confirm proper fastening or installation of any

roof-covering material.

Exterior

3.2. Exterior

I. The inspector shall inspect:
A. the exterior wall-covering materials, flashing and trim;
B. all exterior doors;
C. adjacent walkways and driveways;
D. stairs, steps, stoops, stairways and ramps;
E. porches, patios, decks, balconies and carports;
F. railings, guards and handrails;
G. the eaves, soffits and fascia;
H. a representative number of windows; and
I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:
A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:
A. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:
A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
C. inspect or identify geological, geotechnical, hydrological or soil conditions.
D. inspect recreational facilities or playground equipment.
E. inspect seawalls, breakwalls or docks.
F. inspect erosion-control or earth-stabilization measures.
G. inspect for safety-type glass.
H. inspect underground utilities.
I. inspect underground items.
J. inspect wells or springs.
K. inspect solar, wind or geothermal systems.
L. inspect swimming pools or spas.
M. inspect wastewater treatment systems, septic systems or cesspools.
N. inspect irrigation or sprinkler systems.
O. inspect drainfields or dry wells.
P. determine the integrity of multiple-pane window glazing or thermal window seals.

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.